

**ST GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
JANUARY 9, 2014
CITY COUNCIL CHAMBERS**

PRESENT:

Mayor Jonathan T. Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Joe Bowcutt
City Manager Gary Esplin
City Attorney Shawn Guzman
Deputy City Recorder Annette Hansen

OPENING: Mayor Pike welcomed all those who were in attendance and called the meeting to order. The pledge of allegiance was offered by Councilmember Jimmie Hughes, the invocation was offered by Rev. Alex Wilkie.

City Manager Gary Esplin suggested that item 6F be moved to first on the agenda to accommodate those who were in attendance for that issue. It was also requested that item 2C and 6G be tabled for another meeting.

SPECIAL EVENT FEE WAIVER:

Consider approval of a request to waive the special event permit fee for the Arts to Zion Studio Tour. Bobbi Wan-Kier, applicant.

Washington County Arts Council representative Bobbi Wan-Kier introduced board member Dave Hansen who presented a power point demonstrating the organizations website and Facebook sites as well as the planned event tour map and explained what the planned tour consisted of. Ms Wan-Kier then introduced some of the local artists to the Council and they each in turn expressed their support for this event. Mayor Pike thanked all those who attended for this purpose and presented the issue to the Council for discussion and approval.

MOTION: A motion to approve the request to waive the special event permit fee for the Arts in Zion Studio Tour was made by Councilmember Jimmie Hughes.

SECOND: Motion was seconded by Councilmember Michele Randall.

VOTE: Mayor Pike called for a vote as follows:
Councilmember Jimmie Hughes, aye
Councilmember Gil Almquist, aye
Councilmember Michele Randall, aye
Councilmember Joe Bowcutt, aye

The Vote was unanimous and the motion carried.

APPOINTMENTS TO THE BOARDS AND COMMISSION OF THE CITY

Mayor Pike proposed that the City create and appoint a Veterans Advisory Committee to better help serve the needs of the veterans within our City and community. He explained that this would be an ad hoc committee and proposed that Michele Randall be the Council representative to sit on this committee. He also suggested that the following individuals be appointed to the committee: Stephen Duke, Aaron Henry, JR Lemquil, Bruce Solomon, Sky Ingram, Terry Dunn and Courtney Pendleton.

- MOTION:** Motion to accept the establishment of an ad hoc Veteran's Advisory Committee was made by Councilmember Michele Randall.
- SECOND:** Motion was seconded by Councilmember Joe Bowcutt.
- VOTE:** Mayor Pike called for a vote as follows:
Councilmember Jimmie Hughes, aye
Councilmember Gil Almquist, aye
Councilmember Michele Randall, aye
Councilmember Joe Bowcutt, aye

The vote was unanimous and the motion carried.

Mayor Pike read the Veterans Advisory Committee mission statement.

Councilmember Almquist expressed his support for this organization and looked forward to working with representatives of the veterans here in our community.

AWARD OF BID:

Consider approval of a bid award to JP Excavation to complete roadway and other improvements on the Mesa Palms Phase 5 Development.

City Manager Gary Esplin presented the contract amount for \$450,000.00 and is included in the current budget. Councilmembers discussed the bid with Transportation Supervisor Cameron Cutler who explained the inclusions and specifics of the bid.

- MOTION:** A motion was made by Councilmember Jimmie Hughes to approve the contract with JP Excavation to complete roadway and other improvements on the Mesa Palms Phase 5 development for the amount of \$450,000.00.
- SECOND:** The motion was seconded by Councilmember Gil Almquist
- VOTE:** Mayor Pike called for a vote, as follows:
Councilmember Jimmie Hughes, aye
Councilmember Gil Almquist, aye
Councilmember Michele Randall, aye

Councilmember Joe Bowcutt, aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider approval to award a contract to Feller Enterprises, Inc. for the construction of the Erosion Repair Project, Phase 9, Sunbrook HMGP.

City Manager Gary Esplin presented the contract amount for \$489,404.85 and explained that the City applied to the State and FEMA for assistance in funding this project were successful in acquiring \$216,000.00 from FEMA and are anticipating additional funding from the state flood authority. He explained that the City's matching funding amount of \$216,000.00 would come from the flood control fees that are collected monthly on the city utility bills.

MOTION: A motion was made by Councilmember Jimmie Hughes to approve the contract with Feller Enterprises for the amount of 489,404.85 .

SECOND: The motion was seconded by Councilmember Gil Almquist.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye

Councilmember Almquist - aye

Councilmember Randall - aye

Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

SPECIAL EVENT TIME CHANGE REQUEST:

Consider approval of a request to extend the closing time of the Dixie State University Spring Break Concert. Luke Kerouac, applicant.

Jordan Sharp, Director of Student Involvement at Dixie State University addressed the Council and explained the activities and timeline of events planned for the spring break concert to be held at the Ridge top complex. Traffic issues, insurance liability, site maintenance/clean up and security concerns were a few of the issues Council discussed at length. Mr. Sharp asked that the Council approve the extension of the closing time to 11:00 PM to allow for a dance to take place after the concert to help alleviate some traffic congestion and help stagger the exiting of students from the event. Council was concerned about traffic and security and stressed the importance of working closely with law enforcement to maintain the desired amount of officers in attendance for safety and traffic issues. Mr. Sharp was eager to meet any stipulations and requirements of the Council and local law enforcement agencies for the security of the students attending the event and assured complete cooperation.

- MOTION:** A motion was made by Councilmember Gil Almquist to approve the request to extend the closing time of the Dixie State University spring break concert to 11:00 pm and approved the use of Donlee Drive as an alternate exit to help with traffic issues and that with the stipulation that all security issues be resolved through local law enforcement.
- SECOND:** The motion was seconded by Councilmember Jimmie Hughes.
- VOTE:** Mayor Pike called for a vote, as follows:
Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

SPECIAL EVENT FEE WAIVER:

Consider approval of a request to waive the special event permit fee for the President's Day Fly In 2014. Darrel Jensen, applicant.

Darrel Jensen thanked the Council for their support in the past and proceeded to present a brief report on 3 of the events held last year. He mentioned the three planned events for 2014 and requested that Council approve the waiving of fees for these future events so he would not have to come before the Council to ask for a fee waiver for each event. Council discussed the issue with Mr. Jensen.

- MOTION:** A motion was made by Councilmember Jimmie Hughes to waive the special event permit fees for the three planned events held in February, May and November of 2014 being sponsored by the Remote Possibilities RC club.
- SECOND:** The motion was seconded by Councilmember Gil Almquist.
- VOTE:** Mayor Pike called for a vote, as follows:
Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

SPECIAL EVENT FEE WAIVER:

Consider approval of a request to waive the special event permit fee and the fee for the use of Town Square for the KUED Super Reader Party. Joel Tucker, applicant.

St. George Library Director Joel Tucker addressed the Council and requested waiving of the special event permit fee so that they may hold an end of the school year Super Reader party

sponsored in part by a grant offered by KUED to reward school children for reading throughout the year. He mentioned different activities that would be going on at this event such as entertainment and food.

- MOTION:** A motion was made by Councilmember Michele Randall to approve waiving the special event permit fees and the fee for the use of Town Square for the KUED Super Reader Party.
- SECOND:** The motion was seconded by Councilmember Joe Bowcutt.
- VOTE:** Mayor Pike called for a vote, as follows:
Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

SPECIAL EVENT FEE WAIVER:

Consider approval of a request to waive the special event permit fee and the fee for the use of the Tonaquint Park for the Utah Lions Foundation Walk with the Blind Challenge. Milt Taylor, applicant.

Lions Club President Dave Cook addressed the Council and explained briefly about the charity event planned in February for Lions Club members to raise money for the blind.

- MOTION:** A motion was made by Councilmember Jimmie Hughes to waive the special event permit fee and the fee for the use of the Tonaquint Park for the Utah Lions Foundation Walk with the Blind Challenge.
- SECOND:** The motion was seconded by Councilmember Gil Almquist.
- VOTE:** Mayor Pike called for a vote, as follows:
Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

SPECIAL EVENT FEE WAIVER:

Consider approval of a request to waive the special event permit fee and the fee for the use of the Ridge Top Complex for the Starry Night Annual Awards and Installation Banquet. Gregg McArthur, applicant.

Gregg McArthur addressed the Council and explained briefly the purpose of the Starry Night event to honor local businesses and individuals that are outstanding contributors to the community.

- MOTION:** A motion was made by Councilmember Michele Randall to waive the special event permit fee and the fee for the use of the Ridge Top Complex for the Starry Night Annual Awards and Installation Banquet.
- SECOND:** The motion was seconded by Councilmember Jimmie Hughes.
- VOTE:** Mayor Pike called for a vote, as follows:
Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING:

Public hearing to consider approval of an amendment to the Planned Development Residential Zone for Mesa Palms Phase 5 on 5.92 acres located at the intersection of Mesa Palms Drive and Tonaquint Drive to allow the development of 52 residential units on the property. Kent Heideman, applicant.

Staff presented a PowerPoint displaying the area of discussion as well as the types of buildings that are planned on being constructed there. It was mentioned that the Planning Commission had approved this amendment in their recent meeting. Planned development coordinator Tyler Hoskins addressed the Council and answered questions regarding the development.

Mayor Pike then opened the topic to the public for comments.

Kenneth Gee, area resident and neighbor of the planned development addressed the Council with his concerns about the increase of traffic this development would cause in the area. He was also concerned about this being the only multiple housing unit in the immediate area and the type of neighborhood that would create. Council discussed these issues at length with Mr. Gee and informed him of a planned round-a-bout planned for the area. After further discussion Mayor Pike thanked Mr. Gee for his input. Having no further public comment, Mayor Pike closed the public hearing.

- MOTION:** A motion was made by Councilmember Jimmie Hughes to approve the amendment to the Planned Development Residential Zone for Mesa Palms Phase 5 on 5.92 acres located at the intersection of Mesa Palms Drive and Tonaquint Drive to allow the development of 52 residential units on the property.
- SECOND:** The motion was seconded by Councilmember Gil Almquist.
- ROLL CALL VOTE:** Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE:

Public hearing to consider approval of a zone change from RE-20 to RE-12.5 on 10.02 acres located at approximately 2990 South Little Valley Road. Pine Park Estates, LLC., applicant.

Planning and zoning staff explained to the Council the Planning Commission's recommendation to change the zoning located at approximately 2990 South Little Valley Road from RE-20 to RE-12.5 on 10.02 acres. Council reviewed the request and briefly discussed. Mayor Pike then opened the topic to the public for comments. Hearing none, Mayor Pike then closed the public hearing portion of the meeting.

MOTION: A motion was made by Councilmember Gil Almquist to approve the zone change from RE-20 to RE-12.5 on 10.02 acres located at approximately 2990 South Little Valley Road

SECOND: The motion was seconded by Councilmember Jimmie Hughes.

ROLL CALL VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING:

Public hearing to consider approval of an amendment to the Planned Development Zone for Sunbrook Ranch on 11.37 acres located at 415 South Dixie Drive to add RV storage to the list of permitted uses, and to revise the conceptual site development plan. Marv Bloesch, applicant.

Planning and zoning staff addressed the Council and reviewed the previously approved site plan for senior housing units. It was noted that the Planning Commission recommended approval of the proposed amendment as long as the development properly addresses parking issues and makes sure to allow for proper access to the rear of the property. Mayor Pike then opened the topic to the public for comments. Hearing none, Mayor Pike then closed the public hearing portion of the meeting.

MOTION: A motion was made by Councilmember Jimmie Hughes to approve the amendment to the Planned Development Zone for Sunbrook Ranch on 11.37 acres located at 415 South Dixie Drive to add RV storage to the list of permitted uses, and to revise the conceptual site development plan to allow for rear access and parking issues.

SECOND: The motion was seconded by Councilmember Joe Bowcutt.

ROLL CALL VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt - aye

The vote was unanimous and the motion carried.

Mayor Pike dismissed Council for a 10 minute recess.

PUBLIC HEARING/ZONE AMENDMENT:

Public hearing to consider approval of an amendment to the City Zoning Regulations, Title 10, Sections 10-10-5.K and 10-8-7.G to allow the City Council to waive the ground floor commercial requirement in mixed-use projects subject to certain conditions.

City Manager Gary Esplin explained that this amendment was mainly to address the issue of residential dwellings existing over commercial buildings and the ability for Council to amend the mandatory ground floor commercial requirement on a case by case basis. He stated that the purpose of the mixed-use project C4 zone was initially done to encourage business in the downtown area but to also encourage residential opportunities in these areas with both working harmoniously for the good of the community. The concerns with amending the commercial requirements would be the phasing of developments where residential would be constructed first and the commercial phase is overlooked for a lengthy period of time. Mayor Pike opened public hearing portion of the meeting to hear comments on the issue.

Wes Davis, commercial real estate broker and developer, addressed the Mayor and Council with his concerns regarding this issue. He presented a project design that illustrated the mixed-use concept and explained the infeasibility of the current requirements to build such a development, given current demands of residential vs. business development as well as current mandatory landscaping and parking issues. Council discussed the issue at length and concluded that this issue needed more thorough study and examination.

MOTION: A motion was made by Councilmember Gil Almquist to continue the Public Hearing on this issue until January 30.

SECOND: The motion was seconded by Councilmember Jimmie Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Almquist - aye

Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE AMENDMENT:

Public hearing to consider approval of amendment to the City Zoning Regulations, Title 10, Sections 10-18-3.C to modify the corner lot fence requirement to allow a six foot fence or wall to be built on the property line along the street side yard subject to certain standards.

City Planning and zoning manager Bob Nicholson addressed the Council and explained the City code on fencing of corner lots and the required 10 ft. setback off the sidewalk. He explained that this issue was one of code enforcements biggest problems. Mayor Pike opened public hearing portion of the meeting to hear comments on the issue.

Tracy Ence with Ence Homes addressed the Council and stated that this issue has needed to be addressed for some time. He stated that he does not see the need for such drastic setback requirements because it restricts property owners' access to that portion of their property. He also indicated that the Council needed to address the issue of the property owners' right to erect a block wall which is much more economical and provides much better privacy and protection. Council discussed this issue and determined that there needed to be further analysis and consideration on the subject.

MOTION: A motion was made by Councilmember Jimmie Hughes to continue the Public Hearing on this issue until January 30.

SECOND: The motion was seconded by Councilmember Joe Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:
Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

Consider appointment of City Officers.

Mayor Pike stated that per city code, all City Officers were to be appointed by the Council and recommended that all current City Officers and department heads be re-appointed with no changes to the current staff.

MOTION: A motion was made by Councilmember Joe Bowcutt reappoint all City Officers and department heads as currently assigned.

SECOND: The motion was seconded by Councilmember Gil Almquist.

VOTE: Mayor Pike called for a vote, as follows:
Councilmember Hughes - aye

Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

Mayor Pike explained that he has met with all the City Officers and department heads and has been impressed by their attentiveness and diligence in which they perform their respective responsibilities and duties. Mayor Pike also recommended that Public Works Director Larry Bulloch be reappointed until February 28 at which time he will retire after 35 years of service with the City. Upon his retirement from the City, Mayor Pike recommended that Cameron Cutler be appointed to fill the position as Public Works Director.

MOTION: A motion was made by Councilmember Gil Almquist reappoint Public Works Director Larry Bulloch until February 28 and then appoint Cameron Cutler as Public Works Director.

SECOND: The motion was seconded by Councilmember Jimmie Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

Mayor Pike then invited Larry Bulloch to address the Council. Mr. Bulloch stated that he was humbled and thanked many for the opportunity to serve the City and look back on his 35 years of service as a marvelous adventure. He stated that he could never have imagined that he would participate in over 300 projects within the City throughout his career and attributed the success of these projects to those staff that he works with who are highly capable employees who are dedicated to the citizens and services they provide. He expressed his appreciation to the Mayor, Councilmembers and all the City staff who have supported him throughout his many years and commended them for their professionalism and integrity as well as their willingness to work together. Upon completion of his address, the audience offered Mr. Bulloch a standing ovation. Mayor Pike expressed his appreciation for Mr. Bulloch for his 35 years of dedicated service and Councilmembers wished him well on his retirement.

Councilmembers commended all city staff for their various years of service and it was noted that nearly all of the department heads have over 10 years' service with the City helping to make this city run smoothly and efficiently.

Consider approval of The Lakes Development Agreement.

Council was presented with the final approval for the development of The Lakes which had previously been approved in 2006 but then was put on hold because of the downturn in the economy. It was explained that the planned development of mostly R110 properties would encompass 700 acres on the west side of town where the development would strive to keep the integrity of the natural canyons around them through preservation efforts. Traffic concerns were discussed and it was recommended that updated traffic studies be completed with each phase of the development as the data they were working with now is outdated. The developer agreed to this stipulation and stated that it was already part of their design moving forward. City Manager Gary Esplin asked that developer meet with city public works to review their current data and make sure it's still valid and the developer agreed.

MOTION: A motion was made by Councilmember Jimmie Hughes to approve The Lakes development agreement, striking the wording about an incremental traffic study on page 8 of the agreement with the understanding that the developer would be required to update their traffic study with each phase of the development.

SECOND: The motion was seconded by Councilmember Gil Almquist.

VOTE: Mayor Pike called for a vote, as follows:
Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

Set date and time for public comment on the disposal of approximately four acres of City owned real property located on 270 East Street near the Dixie Center.

MOTION: A motion was made by Councilmember Gil Almquist to set the date of February 20, 2014 for the public hearing for discussion on the disposal of approximately four acres of City owned real property located on 270 East Street near the Dixie Center.

SECOND: The motion was seconded by Councilmember Michele Randall.

VOTE: Mayor Pike called for a vote, as follows:
Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

MINUTES:

Consider approval of the minutes from the City Council meeting held on November 7, 2013

MOTION: A motion was made by Councilmember Gil Almquist to approve the minutes from the City Council meeting held on November 7, 2013

SECOND: The motion was seconded by Councilmember Jimmie Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye

Councilmember Almquist - aye

Councilmember Randall - aye

Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

Consider approval of the minutes from the City Council meeting held on November 14, 2013

MOTION: A motion was made by Councilmember Michele Randall to approve the minutes from the City Council meeting held on November 14, 2013

SECOND: The motion was seconded by Councilmember Joe Bowcutt.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye

Councilmember Almquist - aye

Councilmember Randall - aye

Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

Consider approval of the minutes from the City Council meeting held on November 21, 2013

MOTION: A motion was made by Councilmember Gil Almquist to approve the minutes from the City Council meeting held on November 21, 2013

SECOND: The motion was seconded by Councilmember Jimmie Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes - aye

Councilmember Almquist - aye

Councilmember Randall - aye

Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

CLOSED SESSION:

MOTION: A motion was made by Councilmember Gil Almquist to proceed into the closed session portion of the meeting to discuss pending litigation.

SECOND: The motion was seconded by Councilmember Jimmie Hughes.

VOTE: Mayor Pike called for a vote, as follows:
Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Gil Almquist to reconvene and adjourn.

SECOND: The motion was seconded by Councilmember Jimmie Hughes.

VOTE: Mayor Pike called for a vote, as follows:
Councilmember Hughes - aye
Councilmember Almquist - aye
Councilmember Randall - aye
Councilmember Bowcutt – aye

The vote was unanimous and the motion carried.

**NOTICE OF REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting in the City Council Chambers, 175 East 200 North, St. George, Utah, on Thursday, January 9, 2014 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **CONSENT CALENDAR** - None Scheduled

2. **BID OPENINGS**

- A. Consider approval of a bid award to JP Excavating to complete roadway and other improvements on the Mesa Palms Phase 5 Development.
- B. Consider approval to award a contract to Feller Enterprises, Inc. for the construction of the Erosion Repair Project, Phase 9, Sunbrook HMGP.
- C. Consider approval of a professional services agreement with CRSA for the Master Plan site review the for Fleet facility.

3. **PUBLIC HEARINGS**

- A. Public hearing to consider approval of an amendment to the Planned Development Residential Zone for Mesa Palms Phase 5 on 5.92 acres located at the intersection of Mesa Palms Drive and Tonaquint Drive to allow the development of 52 residential units on the property. Kent Heideman, applicant.
- B. Public hearing to consider approval of a zone change from RE-20 to RE-12.5 on 10.02 acres located at approximately 2990 South Little Valley Road. Pine Park Estates, LLC., applicant.
- C. Public hearing to consider approval of an amendment to the Planned Development Zone for Sunbrook Ranch on 11.37 acres located at 415 South Dixie Drive to add RV storage to the list of permitted uses, and to revise the conceptual site development plan. Marv Blosch, applicant.
- D. Public hearing to consider approval of an amendment to the City Zoning Regulations, Title 10, Sections 10-10-5.K and 10-8-7.G to allow the City Council to waive the ground floor commercial requirement in mixed-use projects subject to certain conditions.
- E. Public hearing to consider approval of amendment to the City Zoning Regulations, Title 10, Section 10-18-3.C to modify the corner lot fence requirement to allow a six foot fence or wall to be built on the property line along the street side yard subject to certain standards.

4. **ORDINANCES**

- A. Consider approval of an ordinance amending the Planned Development Residential Zone for Mesa Palms Phase 5 on 5.92 acres located at the intersection of Mesa Palms Drive and Tonaquint Drive to allow the development of 52 residential units on the property.
- B. Consider approval of an ordinance changing the zone from RE-20 to RE-12.5 on 10.02 acres located at approximately 2990 South Little Valley Road.
- C. Consider approval of an ordinance amending the Planned Development Zone for Sunbrook Ranch on 11.37 acres located at 415 South Dixie Drive to add RV Storage to the list of permitted uses, and to revise the conceptual site development plan.

- D. Consider approval of an ordinance amending the City Zoning Regulations, Title 10, Sections 10-10-5.K and 10-8-7.G to allow the City Council to waive the ground floor commercial requirement in mixed-use projects subject to certain conditions.
 - E. Consider approval of an ordinance amending the City Zoning Regulations, Title 10, Section 10-18-3.C to modify the corner lot fence requirement to allow a six foot fence or wall to be built on the property line along the street side yard subject to certain standards.
5. RESOLUTIONS - None scheduled.
6. STAFF REPORTS
- A. Consider approval of a request to extend the closing time of the Dixie State University Spring Break Concert. Luke Kerouac, applicant.
 - B. Consider approval of a request to waive the special event permit fee for the President's Day Fly In 2014. Darrel Jensen, applicant.
 - C. Consider approval of a request to waive the special event permit fee and the fee for the use of Town Square for the KUED Super Reader Party. Joel Tucker, applicant.
 - D. Consider approval of a request to waive the special event permit fee and the fee for the use of Tonaquint Park for the Utah Lions Foundation Walk with the Blind Challenge. Milt Taylor, applicant.
 - E. Consider approval of a request to waive the special event permit fee and the fee for the use of the Ridge Top Complex for the Starry Night Annual Awards and Installation Banquet. Gregg McArthur, applicant.
 - F. Consider approval of a request to waive the special event permit fee for the Arts to Zion Studio Tour. Bobbi Wan-Kier, applicant.
 - G. Consider approval of a request to hold a Wilderness Festival at Pioneer Park. Ashley Gilreath, applicant.
 - H. Appointments to boards and commissions of the City.
 - I. Request a closed session.
7. MINUTES
- A. Consider approval of the minutes from the City Council meeting held on November 7, 2013.
 - B. Consider approval of the minutes from the City Council meeting held on November 14, 2013.
 - C. Consider approval of the minutes from the City Council meeting held on November 21, 2013.
8. ADJOURNMENT


Christina Fernandez, City Recorder


Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.

**ADDENDUM TO THE CITY COUNCIL MEETING AGENDA
OF THE CITY OF ST. GEORGE,
WASHINGTON COUNTY, UTAH**

Public Notice

Public notice is hereby given that the City Council of the City of St. George, Washington County, Utah, will hold a regular meeting at the St. George City Office, City Council Chambers, 175 East 200 North, St. George, Utah, on Thursday, January 9, 2014 commencing at 4:00 p.m.

The addendum to the agenda is as follows:

6. STAFF REPORTS

- J. Consider approval of The Lakes Development Agreement.
- K. Consider appointment of City Officers.
- L. Set date and time for public comment on the disposal of approximately four acres of City owned real property located on 270 East Street near the Dixie Center.


Christina Fernandez, City Recorder


Date

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office, 627-4674, at least 24 hours in advance if you have special needs.

DRAFTAgenda Item Number : **2A**

Request For Council Action

Date Submitted 2014-01-02 09:44:12**Applicant** Cameron Cutler**Quick Title** Bid Award - Mesa Palms Drive**Subject** Consider approval of a bid award to JP Excavating, in the amount of \$450,000, to complete roadway and other improvements on the Mesa Palms Phase 5 Development.**Discussion** Funding for this project will come from the bonding company.**Cost** \$450,000**City Manager Recommendation** Recommend approval as funds are not coming from City budgets and the subdivision needs to be completed.**Action Taken****Requested by** Larry H. Bulloch**File Attachments** [Bid Tabulation - Mesa Palms.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Bid Tabulation - Mesa Palms.pdf](#)

City of St. George
Public Works Department
175 East 200 North
St. George, Utah 84770
Tel. (435) 627-4052
Fax (435) 627-4009
ccutler@sgcity.org



Memorandum

To: Connie Hood, Purchasing Manager
Cc:
From: Cameron Cutler, Transportation Services
Date: November 27, 2013
Re: Mesa Palms Phase 5 Project - Recommendation to Award Bid

Bids were opened on December 19th at 2 pm for the Mesa Palms Phase 5 Project. The project consists of roadway construction including grading, excavation, utility installation, construction of curb, gutter, and sidewalk, and pavement installation.

The funding for the project is unique (\$450,000 total) in that monies were received from a bonding company for the purpose of finishing the improvements on the Mesa Palms Phase 5 Development. As such, the bid proposal consisted of a Base Bid Schedule and two Additive Alternate Schedules for the purpose of utilizing the full funding amount.

Therefore, it is **recommended to award the project** to the lowest bidder, **JP Excavating, Inc.**, for an amount of **\$450,000**. The bid award consists of the Base Bid Schedule for \$215,785.25, the Additive Alternate 1 for \$112,915.00, and part of the Additive Alternate 2 for the remaining amount of \$121,299.75.

Let me know if you have any questions.

Bid Tabulation
Mass Palms Phase 5 Project
 December 20, 2013

Base Bid - Mass Palms Drive																	
Item	Description			Quantity	Unit	JP Excavating		Progressive Contracting		Royal T Enterprises		Desert Hills Construction		Sunco Corp		Mel Clark Inc	
						Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization			1	LS	\$ 15,000.00		\$ 34,000.00		\$ 40,000.00		\$ 12,850.00		\$ 12,850.00		\$ 22,200.00	
2	Erosion Control (Silt Fence, Straw Bales, etc.)			1	LS	\$ 2,000.00		\$ 4,800.00		\$ 3,000.00		\$ 900.00		\$ 900.00		\$ 5,200.00	
3	Roadway Grading/Earthwork			7,000	CY	\$ 6.00	\$ 42,000.00	\$ 6.00	\$ 42,000.00	\$ 8.00	\$ 56,000.00	\$ 12.00	\$ 84,000.00	\$ 12.00	\$ 84,000.00	\$ 12.25	\$ 85,750.00
4	Over-Excavate Clay Subbase Material			2,800	CY	\$ 2.75	\$ 4,950.00	\$ 6.00	\$ 10,800.00	\$ 30.00	\$ 84,000.00	\$ 12.00	\$ 21,600.00	\$ 12.00	\$ 21,600.00	\$ 12.85	\$ 23,340.00
5	Import Borrow Subbase Material			2,400	CY	\$ 11.00	\$ 26,400.00	\$ 11.00	\$ 26,400.00	\$ 8.00	\$ 19,200.00	\$ 18.75	\$ 45,000.00	\$ 18.75	\$ 45,000.00	\$ 21.10	\$ 50,640.00
6	Asphalt Pavement (3" Thick)			18,965	SF	\$ 3.51	\$ 66,565.50	\$ 1.56	\$ 26,465.40	\$ 1.60	\$ 27,144.00	\$ 1.45	\$ 24,999.25	\$ 1.42	\$ 24,990.30	\$ 1.60	\$ 27,144.00
7	Type II Roadbase (6" Thick)			18,965	SF	\$ 3.51	\$ 66,565.50	\$ 1.00	\$ 18,965.00	\$ 0.75	\$ 13,867.50	\$ 0.75	\$ 13,867.50	\$ 0.60	\$ 11,094.00	\$ 0.59	\$ 10,909.10
8	Concrete Curb & Gutter w/ Base (30" Wide)			910	LF	\$ 13.00	\$ 11,790.00	\$ 13.00	\$ 7,910.00	\$ 15.00	\$ 9,150.00	\$ 14.50	\$ 8,445.00	\$ 14.50	\$ 8,445.00	\$ 12.65	\$ 7,116.50
9	Concrete Sidewalk w/ Base (5' Wide)			2,890	SF	\$ 4.00	\$ 11,560.00	\$ 3.65	\$ 10,548.50	\$ 4.00	\$ 11,560.00	\$ 3.85	\$ 11,126.50	\$ 4.00	\$ 11,560.00	\$ 2.95	\$ 8,525.50
10	ADA Ramp			1	EA	\$ 700.00	\$ 700.00	\$ 740.00	\$ 740.00	\$ 800.00	\$ 800.00	\$ 890.00	\$ 890.00	\$ 930.00	\$ 930.00	\$ 875.00	\$ 875.00
11	Concrete Cross Gutter (4' Wide)			1	EA	\$ 3,000.00	\$ 3,000.00	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 3,000.00	\$ 1,590.00	\$ 1,590.00	\$ 4,200.00	\$ 4,200.00	\$ 3,300.00	\$ 3,300.00
12	8" C-900 Water Main			845	LF	\$ 24.00	\$ 20,280.00	\$ 19.00	\$ 16,815.00	\$ 18.00	\$ 15,240.00	\$ 21.00	\$ 18,585.00	\$ 20.00	\$ 17,700.00	\$ 19.00	\$ 16,815.00
13	8" Band/Cross/tee/Cap			5	EA	\$ 700.00	\$ 3,500.00	\$ 447.00	\$ 2,235.00	\$ 500.00	\$ 2,500.00	\$ 290.00	\$ 1,450.00	\$ 275.00	\$ 1,375.00	\$ 890.00	\$ 4,450.00
14	8" Gate Valve			7	EA	\$ 1,500.00	\$ 10,500.00	\$ 1,800.00	\$ 12,600.00	\$ 1,500.00	\$ 10,500.00	\$ 1,425.00	\$ 9,975.00	\$ 1,200.00	\$ 8,400.00	\$ 1,440.00	\$ 10,080.00
15	Fire Hydrant Assembly w/ 6" Gate Valve			2	EA	\$ 4,000.00	\$ 8,000.00	\$ 4,500.00	\$ 9,000.00	\$ 5,000.00	\$ 10,000.00	\$ 3,950.00	\$ 6,100.00	\$ 4,650.00	\$ 9,300.00	\$ 4,720.00	\$ 9,440.00
16	Connection to Existing Waterline			2	EA	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00	\$ 2,000.00	\$ 4,000.00	\$ 600.00	\$ 1,200.00	\$ 770.00	\$ 1,540.00	\$ 2,712.00	\$ 5,424.00
17	Rebar & Collar Manhole			2	EA	\$ 300.00	\$ 600.00	\$ 678.00	\$ 1,356.00	\$ 300.00	\$ 600.00	\$ 300.00	\$ 600.00	\$ 625.00	\$ 1,250.00	\$ 395.00	\$ 790.00
18	Rebar & Collar Valve			9	EA	\$ 250.00	\$ 2,250.00	\$ 340.00	\$ 3,060.00	\$ 300.00	\$ 2,700.00	\$ 250.00	\$ 2,250.00	\$ 500.00	\$ 4,500.00	\$ 215.00	\$ 1,935.00
19	Joint Utility Trench (Includes Conduit)			620	LF	\$ 9.00	\$ 5,580.00	\$ 9.00	\$ 5,580.00	\$ 10.00	\$ 6,200.00	\$ 6.00	\$ 3,720.00	\$ 8.50	\$ 5,270.00	\$ 19.40	\$ 12,088.00
20	Survey Monument - Class I			2	EA	\$ 500.00	\$ 1,000.00	\$ 800.00	\$ 1,600.00	\$ 800.00	\$ 1,600.00	\$ 350.00	\$ 700.00	\$ 465.00	\$ 930.00	\$ 385.00	\$ 770.00
21	Construction Survey			1	LS	\$ 4,000.00	\$ 4,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 2,200.00	\$ 2,200.00	\$ 3,200.00	\$ 3,200.00	\$ 2,310.00	\$ 2,310.00
22	Geotechnical Testing			1	LS	\$ 3,100.00	\$ 3,100.00	\$ 3,600.00	\$ 3,600.00	\$ 3,000.00	\$ 3,000.00	\$ 3,300.00	\$ 3,300.00	\$ 3,320.00	\$ 3,320.00	\$ 3,520.00	\$ 3,520.00
Base Bid Subtotal						\$ 215,785.25	\$ 256,299.90	\$ 284,151.90	\$ 279,038.15	\$ 293,224.30	\$ 315,607.10						

Additive Alternate 1 - Interior Road Utilities

Item	Quantity	Unit	Description	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price
A1 8" C-900 Water Main	970	LF		\$ 24.00		\$ 23,280.00		\$ 19.00		\$ 18,430.00		\$ 20.00		\$ 19,400.00	
A2 8" Band/Cross/Tree/Cap	5	EA		\$ 700.00		\$ 3,500.00		\$ 450.00		\$ 2,250.00		\$ 610.00		\$ 3,050.00	
A3 8" Gate Valve	2	EA		\$ 1,500.00		\$ 3,000.00		\$ 1,870.00		\$ 3,740.00		\$ 2,100.00		\$ 4,200.00	
A4 Fire Hydrant Assembly w/ 6" Gate Valve	2	EA		\$ 4,000.00		\$ 8,000.00		\$ 5,000.00		\$ 10,000.00		\$ 4,935.00		\$ 9,870.00	
A5 12" Water Service (Includes Water Meter, Sitter, Box, & Concrete Pad)	23	EA		\$ 800.00		\$ 18,400.00		\$ 900.00		\$ 20,700.00		\$ 718.00		\$ 16,614.00	
A6 12" Storm Drain Pipe w/ Office Plate	20	LF		\$ 30.00		\$ 600.00		\$ 42.00		\$ 840.00		\$ 25.00		\$ 500.00	
A7 36" Storm Drain Pipe	95	LF		\$ 55.00		\$ 5,225.00		\$ 100.00		\$ 9,500.00		\$ 70.00		\$ 6,650.00	
A8 48" Storm Drain Pipe	255	LF		\$ 122.00		\$ 31,110.00		\$ 140.00		\$ 35,700.00		\$ 85.00		\$ 21,675.00	
A9 48" 50 Manhole	1	EA		\$ 4,500.00		\$ 4,500.00		\$ 5,600.00		\$ 5,600.00		\$ 5,590.00		\$ 5,590.00	
A10 Storm Drain End Cap (36" & 48")	2	EA		\$ 2,500.00		\$ 5,000.00		\$ 1,200.00		\$ 2,400.00		\$ 3,000.00		\$ 3,000.00	
A11 Sidewalk Outlet Structure	1	EA		\$ 2,000.00		\$ 2,000.00		\$ 2,000.00		\$ 2,000.00		\$ 2,400.00		\$ 2,400.00	
A12 Catch Basin	2	EA		\$ 2,700.00		\$ 5,400.00		\$ 6,000.00		\$ 12,000.00		\$ 7,800.00		\$ 15,600.00	
A13 Construction Survey	1	LS		\$ 1,800.00		\$ 1,800.00		\$ 9,000.00		\$ 9,000.00		\$ 3,000.00		\$ 3,000.00	
A14 Geotechnical Testing	1	LS		\$ 1,000.00		\$ 1,000.00		\$ 500.00		\$ 500.00		\$ 960.00		\$ 960.00	
Additive Alternate 1 Subtotal				\$ 112,915.00		\$ 132,660.00		\$ 96,110.00		\$ 84,249.00		\$ 111,715.00		\$ 122,549.75	

Additive Alternate 2 - Interior Roadway Construction

Item	Quantity	Unit	Description	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price
B1 Roadway Grading/Earthwork	9,700	CY		\$ 2.75		\$ 26,675.00		\$ 3.20		\$ 31,040.00		\$ 3.00		\$ 29,100.00	
B2 Over-Excavate Clay Subbase Material	7,000	CY		\$ 3.75		\$ 26,250.00		\$ 6.00		\$ 42,000.00		\$ 8.00		\$ 56,000.00	
B3 Import Borrow Subbase Material	5,300	CY		\$ 11.00		\$ 58,300.00		\$ 11.00		\$ 58,300.00		\$ 12.00		\$ 63,600.00	
B4 Asphalt Pavement (2.5" Thick)	27,000	SF		\$ 1.26		\$ 34,020.00		\$ 1.30		\$ 35,100.00		\$ 1.35		\$ 36,450.00	
B5 Type II Roadbase (6" Thick)	32,040	SF		\$ 0.69		\$ 22,107.60		\$ 1.00		\$ 32,040.00		\$ 0.75		\$ 24,030.00	
B6 Concrete Curb & Gutter w/ Base (30" Wide)	2,015	LF		\$ 12.50		\$ 25,187.50		\$ 12.00		\$ 24,180.00		\$ 13.00		\$ 26,190.00	
B7 Concrete Sidewalk w/ Base (3' Wide)	3,930	SF		\$ 4.00		\$ 15,720.00		\$ 3.65		\$ 14,344.50		\$ 4.00		\$ 15,720.00	
B8 ADA Ramp	2	EA		\$ 700.00		\$ 1,400.00		\$ 750.00		\$ 1,500.00		\$ 800.00		\$ 1,600.00	
B9 Concrete Cross Gutter (4' Wide)	1	EA		\$ 3,000.00		\$ 3,000.00		\$ 3,000.00		\$ 3,000.00		\$ 3,000.00		\$ 3,000.00	
B10 Rebar & Collar Manhole	4	EA		\$ 300.00		\$ 1,200.00		\$ 1,000.00		\$ 4,000.00		\$ 1,500.00		\$ 6,000.00	
B11 Rebar & Collar Valve	1	EA		\$ 500.00		\$ 500.00		\$ 340.00		\$ 340.00		\$ 400.00		\$ 400.00	
B12 Survey Monument - Class I	1	LS		\$ 250.00		\$ 250.00		\$ 500.00		\$ 500.00		\$ 400.00		\$ 400.00	
B13 Survey Monument - Class II	1	LS		\$ 1,700.00		\$ 1,700.00		\$ 500.00		\$ 500.00		\$ 200.00		\$ 200.00	
B14 Construction Survey	1	LS		\$ 1,800.00		\$ 1,800.00		\$ 2,300.00		\$ 2,300.00		\$ 2,400.00		\$ 2,400.00	
B15 Geotechnical Testing	1	LS		\$ 2,300.00		\$ 2,300.00		\$ 4,000.00		\$ 4,000.00		\$ 3,000.00		\$ 3,000.00	
Additive Alternate 2 Subtotal				\$ 220,070.10		\$ 255,064.50		\$ 333,665.00		\$ 294,426.85		\$ 334,146.50		\$ 323,976.85	

Base Bid Total \$ 215,785.25
 Base Bid + Add Alt 1 Total \$ 328,700.25
 Base Bid + Add Alt 1 + Add Alt 2 Total \$ 548,770.35

Base Bid Total \$ 215,785.25
 Base Bid + Add Alt 1 Total \$ 328,700.25
 Base Bid + Add Alt 1 + Add Alt 2 Total \$ 548,770.35

DRAFTAgenda Item Number : **2B**

Request For Council Action

Date Submitted 2013-12-26 16:48:29**Applicant** Jay Sandberg**Quick Title** Contract Award - Sunbrook HMGP Project**Subject** Consider approval to award a contract to Feller Enterprises, Inc., for the construction of the Erosion Repair Project, Phase 9, Sunbrook HMGP.**Discussion** This project includes replacement of the Sunbrook Golf Course maintenance access crossing and installation of erosion protection improvements on the Santa Clara River near the Monterrey Subdivision and the Sunbrook Golf Course. The contract amount to award is \$489,404.85.**Cost** \$489,404.85**City Manager Recommendation** Finally this project has all the right of ways and design to go forward. This project is from FEMA funds awarded to the State from which we were selected to receive funding for this improvement project which will provide additional protection of the access to Sunbrook maintenance facility as well as the golf course. Recommend approval.**Action Taken****Requested by** Larry H. Bulloch**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments** See attachment for project funding summary

Funding for this project

FEMA Phase II Flood Recovery (WACO 67):	\$ 151,021
FEMA HMGP Grant:	\$ 216,033
Flood Control Authority (Approval Pending):	\$ 6,250
City:	\$ 116,101

Bid Summary

EROSION PROTECTION REPAIR PROJECT PHASE 9

SUNBROOK HMGP

Inquiry # 13-0039

Engineer's Estimate 571,610

Feller Enterprises 489,405

Sunroc 618,733

PCI 626,925

JP 656,384

Desert Hills 824,398

Engineer's Estimate

EROSION PROTECTION REPAIR PROJECT PHASE 9 - SUNBROOK HMGP INQUIRY # 13-0039

BID SCHEDULE A

Black Rock #2 Green

No.	Item	Unit	Estimated Quantity	Engineer's Estimate		Feller Enterprises		Sunroc		PCI		JP		Desert Hills	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	Lump	1	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00	\$11,300.00	\$11,300.00	\$1,150.00	\$1,150.00	\$2,000.00	\$2,000.00	\$4,430.00	\$4,430.00
2	Clear and Grub	Sq Yd	2,965	\$0.50	\$1,482.50	\$0.45	\$1,334.25	\$1.10	\$3,261.50	\$0.55	\$1,630.75	\$1.00	\$2,965.00	\$2.00	\$5,930.00
3	Haul Road	Ln Ft	845	\$3.25	\$2,746.25	\$0.50	\$422.50	\$3.75	\$3,168.75	\$3.10	\$2,619.50	\$1.70	\$1,436.50	\$3.50	\$2,957.50
4	River Diversion	Ln Ft	259	\$4.00	\$1,036.00	\$2.00	\$518.00	\$3.50	\$906.50	\$3.90	\$1,010.10	\$4.50	\$1,165.50	\$10.00	\$2,580.00
5	Rock Riprap - d50 = 30"	Cu Yd	120	\$27.50	\$3,300.00	\$14.50	\$1,740.00	\$22.25	\$2,670.00	\$29.00	\$3,480.00	\$14.00	\$1,680.00	\$40.00	\$4,800.00
6	Bio Engineering Rock 24" - 42"	Cu Yd	166	\$30.00	\$4,980.00	\$14.50	\$2,407.00	\$12.25	\$2,032.50	\$23.00	\$3,818.00	\$14.00	\$2,324.00	\$40.00	\$5,640.00
7	Bio Engineering Toe Protection	Ln Ft	195	\$17.50	\$3,412.50	\$9.50	\$1,852.50	\$21.75	\$4,241.25	\$19.90	\$3,880.50	\$17.00	\$3,315.00	\$42.00	\$6,840.00
8	Bio Engineering Slope Protection	Ln Ft	195	\$7.50	\$1,462.50	\$3.25	\$633.75	\$6.50	\$1,267.50	\$7.90	\$1,549.50	\$37.00	\$7,209.00	\$12.00	\$2,340.00
9	Cottonwood Pole or Willow Cluster Plantings	Each	39	\$10.00	\$390.00	\$4.50	\$175.50	\$9.00	\$351.00	\$8.30	\$323.70	\$1.443	\$56.27	\$12.00	\$468.00
10	Construction Limits Fence	Ln Ft	200	\$2.50	\$500.00	\$3.00	\$600.00	\$4.75	\$950.00	\$2.00	\$400.00	\$2.50	\$500.00	\$5.00	\$1,000.00
11	Oblique Haul Road	Ln Ft	845	\$1.00	\$845.00	\$0.75	\$633.75	\$2.00	\$1,690.00	\$1.20	\$1,014.00	\$0.70	\$591.50	\$3.00	\$2,535.00
Bid Schedule A Total					\$21,654.75		\$17,057.25		\$124,902.00		\$20,807.05		\$25,465.50		\$138,323.00

BID SCHEDULE B

Blackrock #1 Green

No.	Item	Unit	Estimated Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	Lump	1	\$5,500.00	\$5,500.00	\$4,500.00	\$4,500.00	\$4,000.00	\$4,000.00	\$7,500.00	\$7,500.00	\$20,000.00	\$20,000.00	\$6,980.00	\$6,980.00
2	Clear and Grub	Sq Yd	11,473	\$0.50	\$5,736.50	\$0.45	\$5,168.85	\$1.10	\$12,620.30	\$0.55	\$6,310.15	\$1.00	\$11,473.00	\$1.25	\$14,341.25
3	Haul Road	Ln Ft	2,092	\$3.25	\$6,799.00	\$0.50	\$1,046.00	\$3.75	\$7,845.00	\$3.10	\$6,485.20	\$1.70	\$3,556.40	\$2.50	\$5,230.00
4	River Diversion	Ln Ft	1,232	\$4.00	\$4,928.00	\$2.00	\$2,464.00	\$3.50	\$4,312.00	\$3.90	\$4,804.80	\$4.50	\$5,544.00	\$5.00	\$6,160.00
5	Rock Riprap - d50 = 30"	Cu Yd	2,264	\$27.50	\$62,260.00	\$14.50	\$32,928.00	\$20.50	\$46,412.00	\$29.00	\$65,656.00	\$14.00	\$31,696.00	\$36.00	\$81,504.00
6	Bio Engineering Rock 24" - 42"	Cu Yd	519	\$30.00	\$15,570.00	\$14.50	\$7,525.50	\$13.75	\$7,136.25	\$23.00	\$11,937.00	\$17.00	\$8,811.00	\$36.00	\$18,864.00
7	Bio Engineering Toe Protection	Ln Ft	610	\$17.50	\$10,675.00	\$9.50	\$5,795.00	\$21.75	\$13,267.50	\$19.90	\$12,138.00	\$17.00	\$10,370.00	\$42.00	\$7,320.00
8	Bio Engineering Slope Protection	Ln Ft	4,504	\$5.00	\$22,520.00	\$15.25	\$68,686.00	\$6.50	\$29,284.00	\$7.90	\$35,461.60	\$31.00	\$139,624.00	\$5.00	\$22,520.00
9	Cottonwood Pole or Willow Cluster Plantings	Each	248	\$10.00	\$2,480.00	\$4.50	\$1,116.00	\$9.00	\$2,232.00	\$8.30	\$2,058.40	\$37.00	\$9,169.00	\$10.00	\$2,480.00
10	Oblique Haul Road	Ln Ft	2,092	\$1.00	\$2,092.00	\$0.75	\$1,569.00	\$1.75	\$3,661.00	\$1.20	\$2,510.40	\$0.70	\$1,464.40	\$3.00	\$6,276.00
Bid Schedule B Total					\$141,660.50		\$131,292.35		\$141,220.00		\$157,382.55		\$122,000.00		\$174,475.25

BID SCHEDULE C

Maintenance Building

No.	Item	Unit	Estimated Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	Lump	1	\$3,200.00	\$3,200.00	\$4,500.00	\$4,500.00	\$5,520.00	\$5,520.00	\$4,000.00	\$4,000.00	\$3,000.00	\$3,000.00	\$4,990.00	\$4,990.00
2	Clear and Grub	Sq Yd	5,474	\$0.50	\$2,737.00	\$0.45	\$2,463.30	\$1.10	\$6,021.40	\$0.55	\$3,010.70	\$1.00	\$5,474.00	\$1.75	\$9,579.50
3	Haul Road	Ln Ft	1,210	\$3.25	\$3,932.50	\$0.50	\$605.00	\$3.75	\$4,537.50	\$3.10	\$3,751.00	\$1.70	\$2,057.00	\$2.50	\$3,025.00
4	River Diversion	Ln Ft	445	\$4.00	\$1,780.00	\$2.00	\$890.00	\$3.50	\$1,557.50	\$3.90	\$1,735.50	\$4.50	\$2,002.50	\$5.00	\$2,225.00
5	Rock Riprap - d50 = 30"	Cu Yd	2,055	\$27.50	\$56,512.50	\$14.50	\$29,797.50	\$19.50	\$40,072.50	\$29.00	\$59,595.00	\$14.00	\$28,770.00	\$36.00	\$73,980.00
6	Bio Engineering Rock 24" - 42"	Cu Yd	130	\$30.00	\$3,900.00	\$14.50	\$1,885.00	\$13.75	\$1,767.50	\$23.00	\$2,990.00	\$17.00	\$2,190.00	\$36.00	\$4,680.00
7	Bio Engineering Toe Protection	Ln Ft	152	\$17.50	\$2,660.00	\$9.50	\$1,425.00	\$21.75	\$3,286.00	\$19.90	\$3,024.80	\$17.00	\$2,584.00	\$42.00	\$7,320.00
8	Bio Engineering Slope Protection	Ln Ft	152	\$7.50	\$1,140.00	\$3.25	\$493.50	\$6.50	\$987.00	\$7.90	\$1,200.80	\$32.00	\$4,864.00	\$30.00	\$4,560.00
9	Cottonwood Pole or Willow Cluster Plantings	Each	143	\$10.00	\$1,430.00	\$4.50	\$643.50	\$9.00	\$1,267.50	\$8.30	\$1,186.90	\$37.00	\$5,291.00	\$12.00	\$1,716.00
10	Oblique Haul Road	Ln Ft	1,210	\$1.00	\$1,210.00	\$0.75	\$907.50	\$1.75	\$2,117.50	\$1.20	\$1,452.00	\$0.70	\$847.00	\$3.00	\$3,630.00
Bid Schedule C Total					\$81,022.00		\$66,053.80		\$88,996.00		\$84,240.70		\$102,000.50		\$114,847.00

BID SCHEDULED

Black Rock #9 Fairway

No.	Item	Unit	Estimated Quantity	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	Lump	1	\$3,700.00	\$3,700.00	\$4,500.00	\$4,500.00	\$2,900.00	\$4,500.00	\$2,900.00
2	Clear and Grub	Sq Yd	1,858	\$0.50	\$929.00	\$0.45	\$846.10	\$2,153.60	\$1,076.80	\$1,956.00
3	Rock Riprap - d50 = 30"	Cu Yd	3,184	\$27.50	\$87,560.00	\$14.50	\$46,168.00	\$59,700.00	\$29.00	\$92,336.00
4	Cottonwood Pole or Willow Cluster Plantings	Each	82	\$10.00	\$820.00	\$4.50	\$369.00	\$738.00	\$680.60	\$37.00
Bid Schedule D Total				\$93,059.00		\$51,918.10	\$89,593.50	\$55,358.00		\$125,374.00

BID SCHEDULE

Maintenance Crossing

No.	Item	Unit	Estimated Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	Lump	1	\$7,900.00	\$7,900.00	\$4,500.00	\$4,500.00	\$13,000.00	\$13,000.00	\$15,000.00	\$15,000.00
2	Clear and Grub	Sq Yd	1,387	\$0.50	\$693.50	\$0.45	\$624.15	\$0.55	\$762.85	\$1.00	\$1,387.00
6	Rock Riprap - d50 = 30"	Cu Yd	2,884	\$27.50	\$79,310.00	\$14.50	\$41,818.00	\$19.50	\$56,238.00	\$36.00	\$109,592.00
11	Rock-Filled Gabions, PVC	Cu Yd	218	\$85.00	\$18,530.00	\$155.00	\$33,790.00	\$110.00	\$23,980.00	\$150.00	\$32,700.00
12	Rock-Filled Gabions, Galvanized	Cu Yd	451	\$80.00	\$36,080.00	\$135.00	\$60,885.00	\$105.00	\$47,355.00	\$144.00	\$64,944.00
13	Precast Concrete(10' x 10' Box Culvert	Ln Ft	60	\$3,500.00	\$210,000.00	\$155.00	\$9,300.00	\$275.00	\$16,500.00	\$408.00	\$24,480.00
14	B ^a Reinforced Concrete Pavement	Sq Ft	4,992	\$4.80	\$23,961.60	\$6.00	\$29,952.00	\$5.00	\$24,960.00	\$8.55	\$42,881.60
15	6" Concrete Gabor Cap	Sq Ft	1,682	\$4.00	\$6,728.00	\$3.75	\$6,232.50	\$6.80	\$11,439.60	\$8.78	\$16,254.36
				Bid Schedule E Total	\$192,854.70	\$201,367.15	\$171,255.00	\$208,081.65	\$197,955.00	\$216,254.36	\$206,138.10

BID SCHEDULE F

Woodbridge #2 Fairway

No.	Item	Unit	Estimated Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	Lump	1	\$1,500.00	\$1,500.00	\$5,000.00	\$2,350.00	\$1,300.00	\$1,300.00	\$2,000.00	\$2,000.00
2	Clear and Grub	Sq Yd	2,951	\$0.50	\$1,476.50	\$0.45	\$1,327.85	\$0.55	\$1,623.05	\$1.00	\$2,951.00
3	Haul Road	Tn Ft	733	\$3.25	\$2,382.25	\$0.50	\$366.50	\$3.10	\$2,272.30	\$1.70	\$1,246.10
4	River Diversion	Ln Ft	392	\$4.00	\$1,568.00	\$2.00	\$784.00	\$3.75	\$1,462.50	\$3.00	\$1,170.00
5	River Crossing	Each	1	\$2,500.00	\$2,500.00	\$600.00	\$1,455.00	\$2,400.00	\$2,400.00	\$5,900.00	\$3,500.00
6	Rock Riprap - d60 + 30"	Cu Yd	120	\$27.50	\$3,300.00	\$14.50	\$1,740.00	\$29.00	\$3,480.00	\$14.00	\$1,680.00
7	Bio Engineering Rock 24"- 42"	Cu Yd	204	\$30.00	\$6,120.00	\$14.50	\$2,958.00	\$23.00	\$4,692.00	\$14.00	\$2,856.00
8	Bio Engineering Toe Protection	Ln Ft	240	\$17.50	\$4,200.00	\$9.50	\$2,280.00	\$19.90	\$4,776.00	\$17.00	\$4,080.00
10	Contourwood Pole or Willow Cluster Plantings	Each	48	\$10.00	\$480.00	\$3.50	\$168.00	\$3.98	\$191.04	\$37.00	\$1,776.00
18	Construction Limits Fence	Ln Ft	100	\$2.50	\$250.00	\$3.00	\$300.00	\$2.80	\$280.00	\$1.50	\$150.00
17	Obliterate Haul Road	Ln Ft	733	\$1.00	\$733.00	\$0.75	\$549.75	\$1.20	\$879.60	\$0.70	\$513.10
Bid Schedule F Total:					\$24,506.75		\$16,122.20		\$23,550.15		\$24,816.20
TOTAL BID SCHEDULES A Through F											
					\$554,109.70		\$464,402.85		\$592,724.60		\$794,397.71
							\$508,732.45				\$686,934.00

BID SCHEDULE E.G. -

Sediment Removal

No.	Item	Unit	Estimated Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
18	Sediment Removal	Cu Yd	10.000	\$175	\$17,500.00						
				Bid Schedule G - ALT	\$17,500.00						
					\$25,000.00						
					\$11,000.00						
					\$3,420.00						
					\$50,000.00						
					\$3,000.00						
					\$50,000.00						

DRAFTAgenda Item Number : **2C**

Request For Council Action

Date Submitted 2013-12-11 15:12:03**Applicant** Courtney. Stephens**Quick Title** Professional Service Contract Award**Subject** Professional Services agreement with CRSA for Master Plan (Site review)for Fleet**Discussion** This is for master plan site review for the Fleet facility. There are some time restraints with CRSA and the scope of work requires 75 days to complete We would like it to be completed by the end of February.**Cost** \$26,000 (NTE)**City Manager Recommendation** Review of the Automotive Services facility and layout for future additions. We have funds budgeted for an upgrade of the fueling (tanks) but would like to delay that project until this plan is completed to make sure we put it in the right place and determine where future additions will go.**Action Taken** tabled**Requested by** Connie Hood**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

DRAFTAgenda Item Number : **3A**

Request For Council Action

Date Submitted 2013-12-18 09:17:00**Applicant** Mr. Kent Heideman**Quick Title** Public Hrng & Ord for PD Zone amendment for Mesa Palms 5

Subject Consider a request for an amendment to the Planned Development Residential Zone for "Mesa Palms Phase 5" on 5.92 acres located just north of Beehive Homes at the intersection of Mesa Palms Drive and Tonaquint Drive. The requested change is to allow the development of 52 residential units on the property.

Discussion This property is located just north of (and above) the Beehive Homes complex which is along Tonaquint Drive. The property has 5.9 acres and was previously approved for 23 detached 'patio homes' with common area around the homes and a private loop road to access the units. A single family subdivision (Lava PointEast) is located to the north and above the subject property. Because of the substantial amount of expansive soil (blue clay) on site, the property owner proposes 52 attached units in an 8-plex, 4-plex, and duplex arrangement. The applicant states that attached units are better suited for the pier foundations necessary to solve the soil problems. The General Plan designates the property as Medium Density (5-9 du/acre) and the proposed project is at 9 du/acre. Only one resident spoke at the PC hearing and he was in favor of the project. The PC recommends approval.

Cost \$0.00

City Manager Recommendation Appears to be the best use for this property so potential soil issues can be more effectively addressed. PC recommends approval.

Action Taken**Requested by** Bob Nicholson**File Attachments****Approved by Legal Department?****Approved in Budget?** Amount:**Additional Comments**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE PLANNED DEVELOPMENT ZONE
FOR MESA PALMS PHASE 5 RESIDENTIAL ZONE**

WHEREAS, the property owner has requested an amendment to the Mesa Palms Phase 5 Planned Development zone on 5.925 acres generally located north of Tonaquint Drive and Mesa Palms Drive; and

WHEREAS, the City Council held a public hearing on this request on January 9, 2014; and

WHEREAS, the Planning Commission recommends approval of the requested amendment to the Planned Development zone; and

WHEREAS, the City Council has determined that the requested change to the Zoning Map is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The Mesa Palms Phase Five Planned Development Zone is hereby ordered to be changed to permit the construction of 53 units and also approve other modifications to the conceptual site development plan for the 5.925 acres generally located north of Tonaquint Drive and Mesa Palms Drive and more specifically described on the attached property legal description, Exhibit "A".

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 9th day of January, 2014.

Jon Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"

MESA PALMS – PHASE FIVE ZONE CHANGE LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE CENTER SECTION LINE OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 16 WEST OF THE SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 89°25'30" EAST ALONG SAID CENTER SECTION LINE 659.99 FEET; THENCE RUNNING ALONG SAID CENTER SECTION LINE SOUTH 89°25'30" EAST, 799.19 FEET TO A POINT COMMON TO THE SOUTH PROPERTY LINE OF LAVA POINTE EAST NO. 1 SUBDIVISION; THENCE ALONG A LINE COMMON TO LAVA POINTE EAST NO. 1 SUBDIVISION AND MESA PALMS ESTATES SUBDIVISION - PHASE 1 NORTH 50°16'49" WEST, 968.59 FEET; THENCE NORTH 76°28'04" WEST, 45.35 FEET; THENCE SOUTH 00°55'30" WEST, 621.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 5.925 ACRES

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: **12/10/2013**

CITY COUNCIL SET DATE: **12/19/2013**

CITY COUNCIL AGENDA REPORT: **01/09/2014**

ZONE CHANGE

Mesa Palms – Phase 5

Case No. 2013-ZC-019

Request: To request an amendment to the Planned Development Residential Zone for Mesa Palms – Phase 5 to propose a change from the approved 23 units to 53 units.

Applicant: Mr. Kent Heideman (Professional Interchange Properties)
875 S. Riveredge Road
St. George, UT 84770

Representative: Mr. Tyler Hoskins – Southwest Consulting Services

Area: 5.925 acres

Address: Generally located north of Tonaquint Drive on Mesa Palms Drive

Current Zone: PD-RES (Planned Development Residential)

General Plan: MDR (Medium Density Residential). The General plan was changed from LDR (Low-Density Residential) to MDR (Medium Density Residential, up to 9 du/ac) by the St. George City Council on November 19, 2009. *Case No. 2009-GPA-002.*

Adjacent zones: North: R-1-10 (Single-Family Residential)
East: R-1-10 (Single-Family Residential)
South: PD-RES (Planned Development Residential)
West: R-1-10 (Single-Family Residential)

Project: This is a proposal to build 53 units on the 5.925 acre parcel. The project will consist of five 8-unit buildings, two 4-unit buildings, one 3-unit building and one 2-unit building. A majority of the project will have underground parking as part of the design.

Units:

53 Total Units

No. of Bldgs.	Description	Units	Stories
5	Eight-Plex	40	Two
2	Four-Plex	8	Single
1	Three-Plex	3	Single
1	Duplex	2	Single

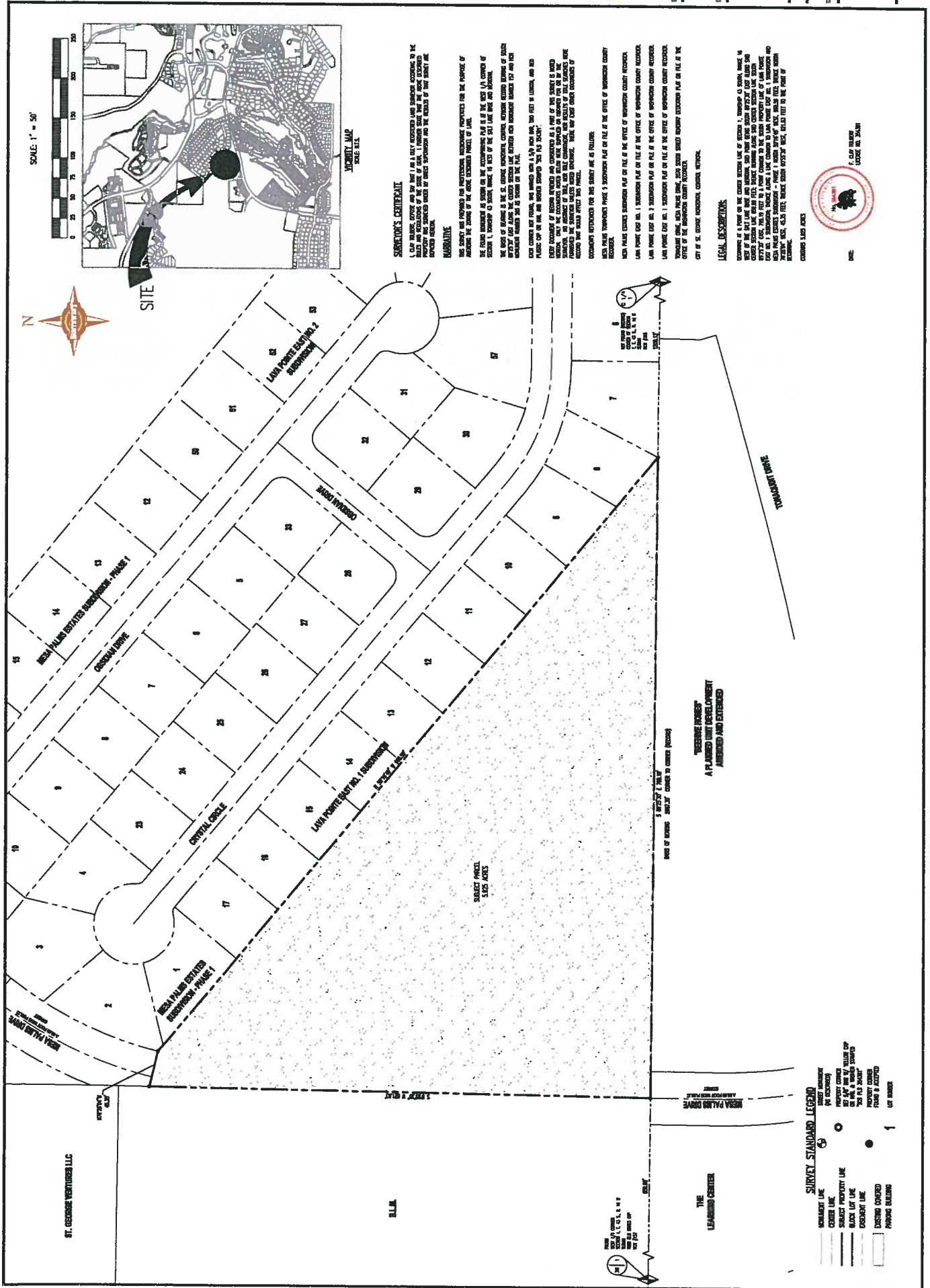
- Density:** 8.94 du/ac.
- Parking:** The applicant is providing 120 underground parking spaces for the 8-plex buildings and 8 spaces for the park. The project will have 106 parking spaces for the residents and 48 spaces for guests for a total of 154 parking spaces. As per the Ord. 10-19-4(A)(4) one guest parking space is required for every three units. 18 spaces are required, 48 spaces are provided.
- Landscaping:** The applicant will need to comply with the Landscape Ordinance (Ord. 10-25), additionally according to the Planned Development ordinance, 30% of the site must be landscaped and half of the landscaping must be in the form of live vegetation. In addition to the required landscaping, 1 street tree (from the approved St. George Community Forestry program list) will be required for every 30' linear feet of public street frontage along Mesa Palms Drive.
- Recreational Area:** As per Ord. 10-8-5(K), (1,000 sq. ft. for the first 5 units and 200 sq. ft. for every unit after the first five) the applicant is required to provide at least 0.24 acres (10,800 sq. ft.) of designated recreational space. The applicant is proposing to provide 13,988 sq. ft. of recreational space.
- Narrative:** A written text was provided in compliance with Ord. 10-8-4 (see attached).
- Streets:** Mesa Palms Drive on the West side of the property is a Public Road. The two interior roads are already approved as private streets and are not changing for this proposed zoning amendment.
- Building Heights:** The five eight-plex buildings will be two stories and have a height of 35' feet to the top of the hip roof. The other buildings will be single story units. The single story units will be located on the north side of the project adjacent to the Lava Pointe East subdivision.
- Staff Comments:**
1. The applicant has submitted a colored site plan, colored elevations and a color materials board as required.
 2. The project was previously approved for 23 single-family units. Because of soil issues (blue clay) the applicant and the applicant's consultant has determined the single-family units are not financially feasible and because of the mitigation for the soil issues there would be a significant increase in the

building costs for each home due to the mitigation requirements. Multi-family units would spread out the cost of the mitigation and the building footprints would be relatively smaller for the number of units proposed and smaller footprints equals less mitigation per building.

3. Although the MDR (Medium-Density Residential) designation of the property allows **up to 9 units** per acre, that does not always indicate that 9 units per acre is appropriate for every parcel of land. The General plan designation for the surrounding/adjacent parcels is LDR (Low-Density Residential). The Planning Commission recognized and determined that the 8.9 units per acre, as proposed, were justified. They based this decision partially due to the soil conditions and mitigation issues involved for this project.

P.C.:

The Planning Commission Recommends Approval (5-0).





SCALE: 1" = 40'



TOTAL AREA = 237,704.10 SQ. FT.
5.457 ACRES
OPEN SPACE = 170,679.10 SQ. FT.
(71,311.23 SQ. FT. REQ.)
RECREATION AREA = 13,988 SQ. FT. REQ.
(10,800 SQ. FT. REQ.)
BUILDING FOOTPRINTS = 62,580.42 SQ. FT.
53 UNITS - 5 x 8 UNIT BUILDINGS
2 x 4 UNIT BUILDINGS
1 x 3 UNIT BUILDINGS
24 STALLS UNDERGROUND PARKING
EACH 8 UNIT BUILDING
120 STALLS TOTAL UNDERGROUND
8 STALLS FOR PARK



5 8773.30' E 79819'
BASE OF BEARING 2857.50' CORNER TO CORNER (RECORD)

"BEEHIVE HOMES"
A PLANNED UNIT DEVELOPMENT
AMENDED AND EXTENDED

STATE OF UTAH
COUNTY OF GARFIELD
1. 800-482-4111

NOTICE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE COST OF THE SAME.

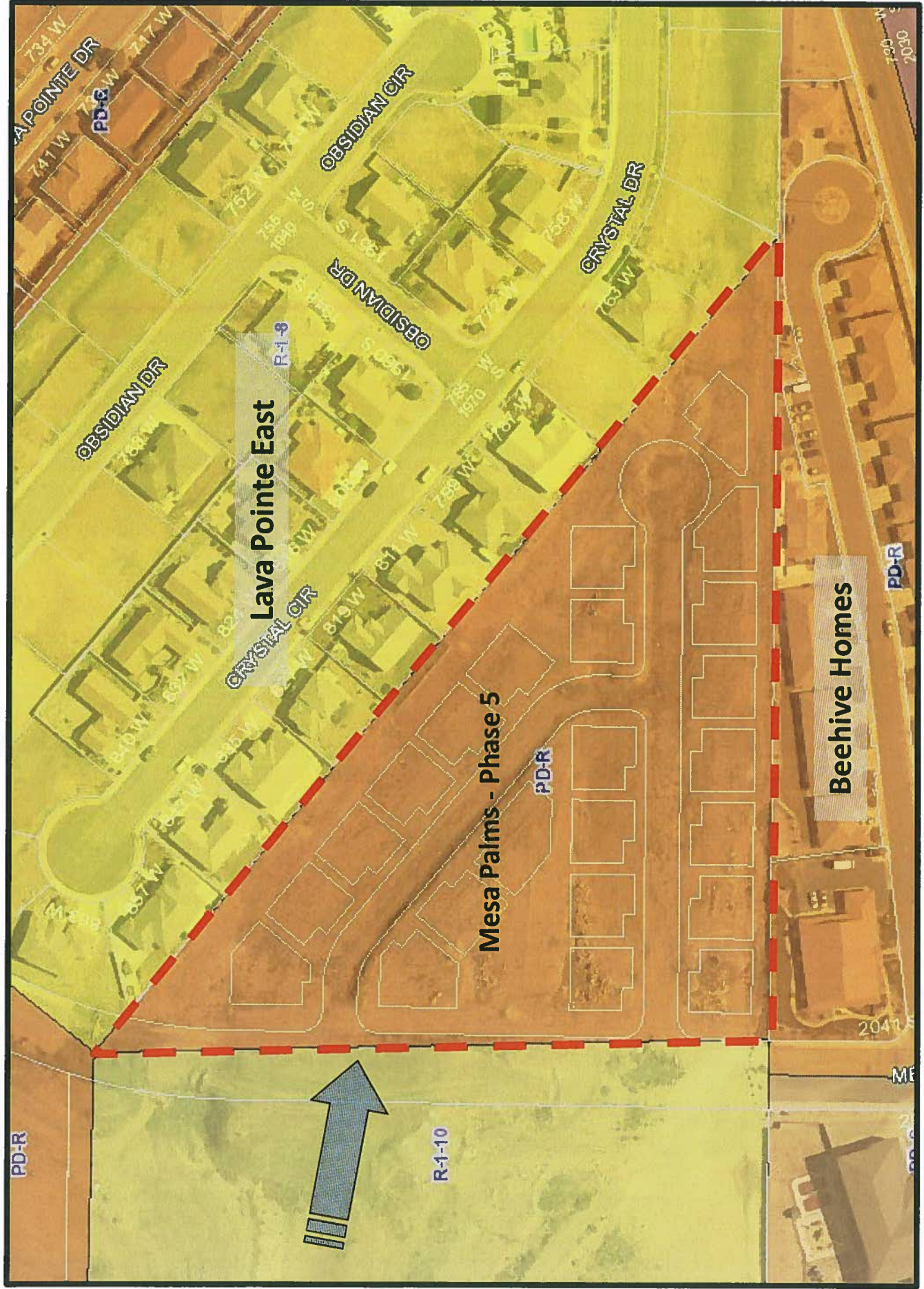
MESA PALMS SUBDIVISION
KENT HEIDEMAN
MESA PALMS DRIVE
ST. GEORGE, UT

Civil, Structural, Transportation
435 East Tabernacle, Suite 302
St. George, UT 84770
Phone 435.986.3622
www.scs-cmg.com



SITE
PLAN

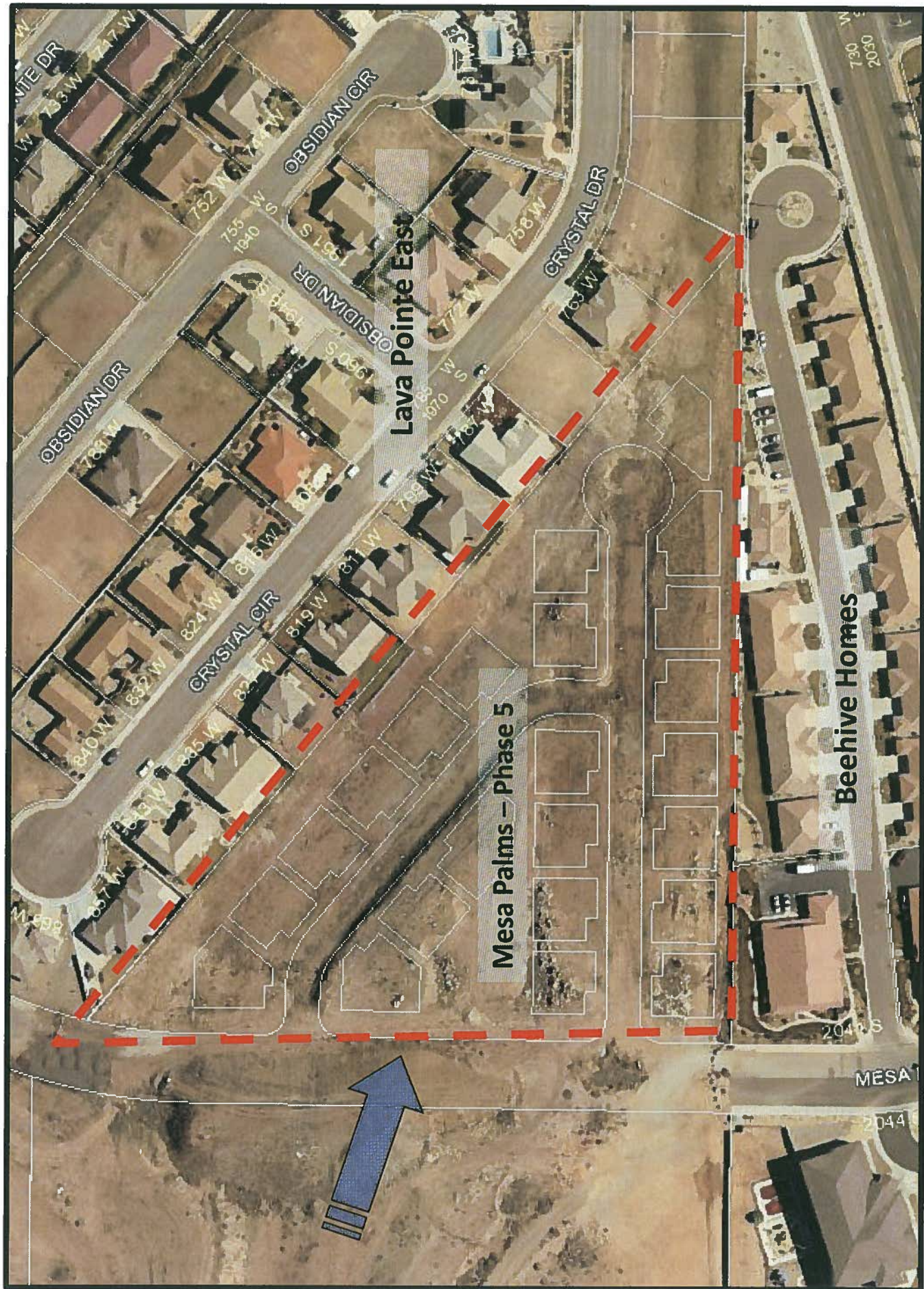
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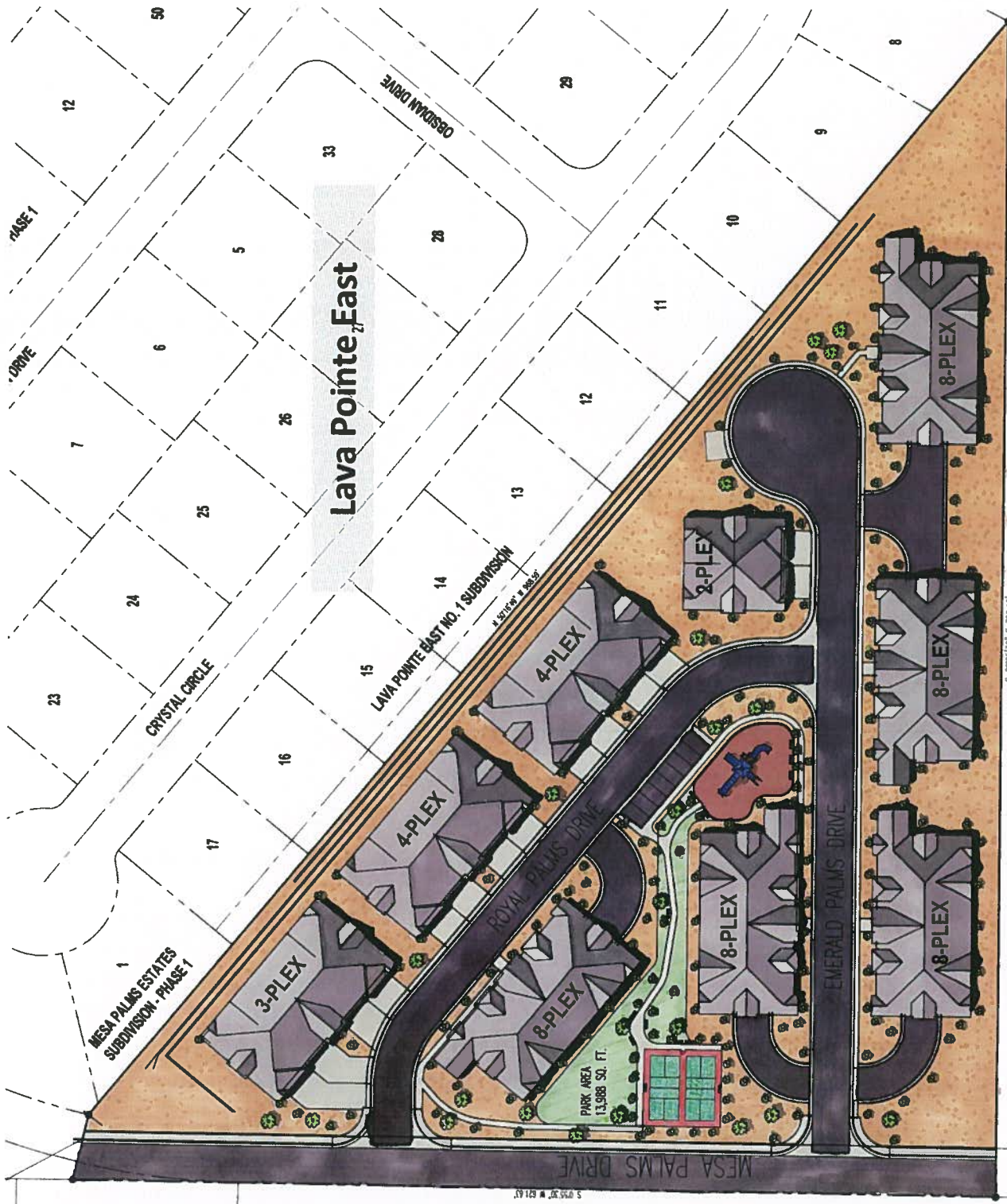
Existing Zoning



Vicinity of Mesa Palms – Phase 5 Area



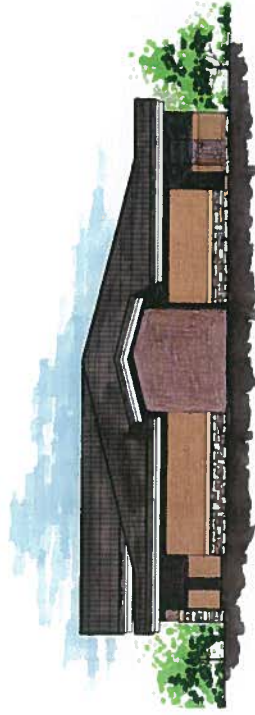
Aerial View



S 89°25'30" E 799.14'
 BASE OF BEESING "BEEHIVE" CORNER TO CORNER (HICR00)

Beehive Homes

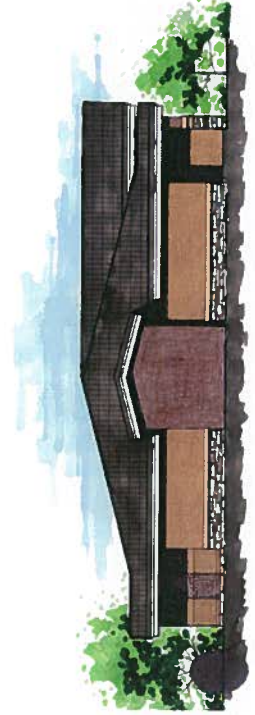
Proposed Site Plan



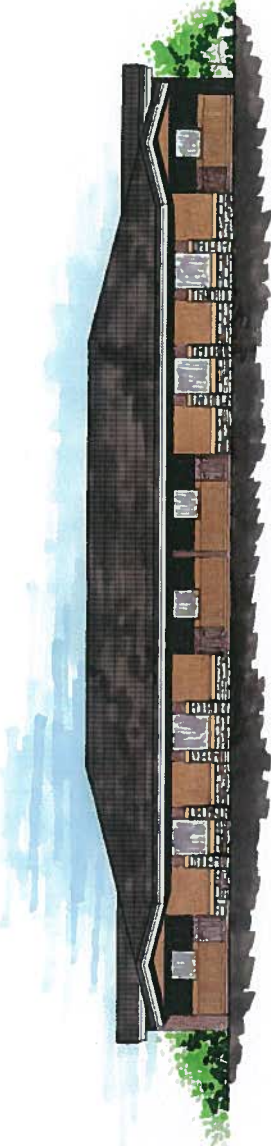
RIGHT SIDE ELEVATION – 1 STORY



FRONT ELEVATION – 1 STORY

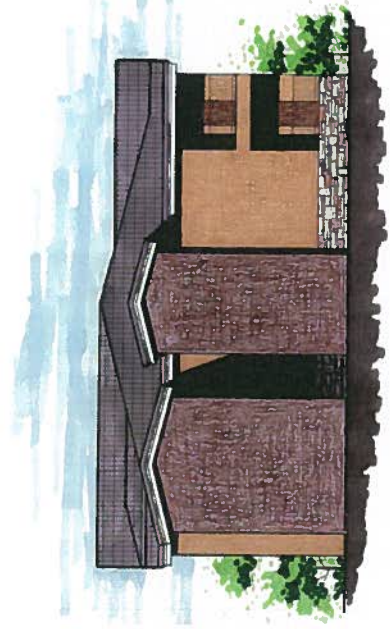


LEFT SIDE ELEVATION – 1 STORY



REAR ELEVATION – 1 STORY

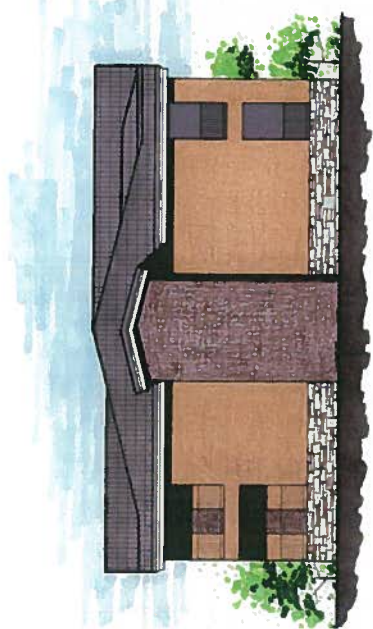
Four and Three Plex Elevations



RIGHT SIDE ELEVATION – 2 STORY



FRONT ELEVATION – 2 STORY



LEFT SIDE ELEVATION – 2 STORY



REAR ELEVATION – 2 STORY

Eight-Plex Elevations

MESA PALMS - PHASE FIVE ZONE CHANGE AMENDMENT
PLANNED DEVELOPMENT TEXT

Overview: Mesa Palms Phase 5 was originally platted as 23 townhomes. It is General Planned as MDR (Medium Density Residential) which allows up to 9 units per acre. The property is a total of 5.925 acres. It is the intent of the owner to amend the current planned development to include 53 units on the property. This would include five 8-plex two story condominium buildings and four single story buildings. The single story buildings consist of two 4-plex buildings, one 3-plex building and one duplex building.

Use of Land: The projected use of the property is multi-family residential. Due to the blue clay in the area the buildings will be built on micro piles and grade beams. This will require the buildings to be condominiums because each of the buildings will have to share the micro piles and grade beams as well as common walls. The total area of the property is 237,704 square feet not including the area associated with Mesa Palms Drive. The open space for the project is 170,679 square feet of which only 71,311 square feet is required. The recreational area of the project is 13,988 square feet of which only 10,800 square feet is required. The building square footage is 62,580 square feet with five 8-plexes, two 4-plexes, one 3-plex and one duplex. The 8-plexes include underground parking and each unit has 24 stalls for a total of 120 stalls. There are 8 additional parking stalls for the park area. The 4-plexes, 3-plex and duplex have garages and driveways to accommodate parking needs.

Height and Elevations: The 8-plex buildings are proposed with a horizontal rock face in earth tone colors and will have a light earth tone stucco finish. The roof of these buildings will be a darker tile to contrast the light stucco finish. The underground parking will include a staircase to access the upper levels. An elevator will be included on one of the buildings and the other buildings will have a place set aside next to the staircase to accommodate the need for a future elevator. There will be an exterior walkway in the front of both levels of the building that give access to each unit. The elevation from the finished grade to the hip of the roof will not exceed 35 feet. The 4-plex, 3-plex and duplex units will look similar to the 8-plexes in terms of color and appearance. They will have driveways and garages that provide for parking and access to the buildings.

Density: The density of the project consists of 53 units on approximately 6 acres which is 8.9 units per acre. This density is within the permitted limits for the General Plan designation of Medium Density Residential (up to 9du/ac).

Schools, Churches, and Open Space: The schools that are assigned to this property are Bloomington Elementary, Tonaquint Intermediate School, Dixie Middle School, and Dixie High School. The United Methodist Church is located on Tonaquint Drive just west of the subject property. There are several Latter Day Saint churches within the

Southgate and Tonaquint area. The Southgate Golf Course and Tonaquint Park are located nearby and are within walking distance of the development.

Phasing Plan: This property is Phase 5 of the original Mesa Palms Development. This property will not be broken into phases at this time and will be built as a whole.

Topography: The property includes significant amounts of blue clay. In order to mitigate the blue clay the buildings will need to be built on micro piles and grade beams. It was determined that in order to pay for the underground foundation system for each of the buildings that there would need to be additional density to cover the costs. The project will also need to be condominiumized because each of the owners will need to share in the cost of the foundation systems and common walls. The east border of the property drops approximately 20 feet from the Lava Pointe East No. 1 Subdivision. The project proposes building a series of retaining walls to mitigate this elevation difference. The property slopes from east to west and north to south. The highest elevation of the property is at 2647 and it drops down to the lowest elevation at 2618. There is an approximate 30 foot drop in grade across the property.

Landscape Plan: A landscape plan has been included with the site plan. A xeriscaping concept for landscaping will be used for this development to minimize water usage in a highly expansive soil condition. Excessive water in the soils may result in the soil heaving and causing problems to the structures on the site. A mix of trees, bushes, and grasses as specified on the city's approved materials list will be used for the development.

Area Reserved for Landscaping: The land reserved for landscaping will be approximately 107,000 square feet. This area will primarily include landscaping rock and a combination of shrubs and trees. Grass will cover primarily the area designated as park and adjacent to the playground.

Recreational Area: The land reserved for recreational area is approximately 14,000 square feet. A playground is included in this area as well as two pickle ball courts. The courts and the playground will be surrounded by grass as well as a sidewalk that connects them together.

Utilities: An 8" water and sewer line will be constructed with the project and will connect to the existing 8" water and sewer lines that are located on Mesa Palms Drive just south of the project. The storm water for the project will be collected and detained in a basin and then eventually discharged to the street. A power transformer is located on Mesa Palms Drive just south of the project and all the new power lines will be built underground and connect to this transformer. Several smaller transformers will need to be included with the project and will be located so as to be out of sight. Gas, telephone, and cable lines are all located on Tonaquint Drive or Mesa Palms Drive and the new facilities will connect to the existing lines.

Refuse Storage Area: A two bay dumpster unit is planned at the back of the cul-de-sac for the 8-plex buildings. The unit will be approximately 17 feet by 10 feet and the garbage truck will have access in the cul-de-sac. The 4-plex and duplex units will have individual garbage cans for each unit.

Lighting Plan: The property is a planned development with private streets. No city maintained street lighting facilities will be included in the site. The lighting on Mesa Palms Drive will be done by the city and maintained by the city. The city is constructing Mesa Palms Drive and we are not privy to the location of proposed street lights for this roadway.

Turning Space: A cul-de-sac has been included at the back of Emerald Palms Drive to accommodate emergency vehicle turn around when necessary.

Signs: No overhead signs are proposed for the property because it is a residential development. Monument signs will most likely be added at both entrances to the project when construction plans are completed for the development.

DRAFTAgenda Item Number : **3B**

Request For Council Action

Date Submitted 2013-12-18 09:22:29**Applicant** Pine Park Estates, LLC. representative is Mr. Zach Renstrom**Quick Title** Public Hrng & Ord for rezone from RE-20 to RE-12.5**Subject** Consider a request for a zone change from RE-20 (Residential Estates 20,000 sq ft minimum lot size) to RE-12.5 (Residential Estates 12,500 sq ft minimum lot size) on 10.02 acres located at approximately 2990 S. Little Valley Road.**Discussion** This is the former Gentry Dairy property located between Little Valley Road and the City softball complex. The Meadow Valley Estates neighborhood is to the north (RE-12.5 zone) and the Sunrise Ridge Intermediate School is to the south. The rezone request is consistent with the City General Plan and the PC recommends approval. When the subdivision plat comes before the city at some future time, a note should be placed on the plat informing lot buyers of the potential for softballs to enter their property. A protective screen may be desired to protect the residential property.**Cost** \$0.00**City Manager Recommendation** The old Gentry dairy project west of Little Valley road and adjacent to our Fields softball facility. If the zoning is approved and plats coming forward should include notes on them that indicate that if the City Manager plays softball at the Fields facility there could be softballs hit onto this property(a note indicating that an existing softball field is located adjacent and there could be conflicts).**Action Taken****Requested by** Bob Nicholson**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CITY ZONING MAP BY CHANGING THE ZONE
FROM RE-20 TO RE-12.5 ON 10.024 ACRES**

WHEREAS, the property owner has requested a zone change on 10.024 acres from RE-20 (Residential Estates) to RE-12.5 (Residential Estates); and

WHEREAS, the City Council held a public hearing on this request on January 9, 2014; and

WHEREAS, the Planning Commission recommends approval of the requested zone change; and

WHEREAS, the City Council has determined that the requested change to the Zoning Map is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The City Zoning Map is hereby ordered to be changed to reflect the zone change from RE-20 to RE12.5 on 10.024 acres generally located near 2990 South Little Valley Road, and more specifically described on the attached property legal description, Exhibit "A".

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 9th day of January, 2014.

Jon Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Exhibit "A"

GENTRY FARM PARCEL (PINE PARK ESTATES) ZONE CHANGE LEGAL DESCRIPTION

BEGINNING AT A POINT S 0°55'25" W 428.46 FEET ALONG THE EAST LINE OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, FROM THE EAST 1/4 CORNER OF SAID SECTION, AND RUNNING THENCE S 88°55'36" E 34.53 FEET TO A POINT ON THE CENTERLINE OF LITTLE VALLEY ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES, 1) S 0°43'10" W 173.63 FEET TO A POINT ON A 1340.00 FOOT RADIUS CURVE TO THE LEFT; 2) THENCE ALONG THE ARC OF SAID CURVE 271.16 FEET THROUGH A CENTRAL ANGLE OF 11°35'39"; 3) THENCE S 10°52'30" E 486.91 FEET; THENCE N 88°47'35" W 162.40 FEET ALONG THE EXTENSION OF A SOUTHERLY LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT NO. 848876, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, TO A POINT ON SAID SECTION LINE; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, 1) N 0°55'25" E 50.00 FEET ALONG SAID SECTION LINE; 2) THENCE N 89°04'36" W 224.31 FEET; 3) THENCE N 51°01'36" W 273.28 FEET TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT NO. 850402, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING (2) COURSES, 1) N 1°41'24" E 249.11 FEET; 2) THENCE N 1°33'49" W 449.92 FEET; THENCE S 88°55'36" E 455.70 FEET TO THE POINT OF BEGINNING.

CONTAINS 436,651 SQ FT OR 10.024 ACRES MORE OR LESS

Zone Change

PLANNING COMMISSION AGENDA REPORT: **12/10/2013**
CITY COUNCIL SET DATE: **12/19/2013**
CITY COUNCIL AGENDA REPORT: **01/09/2014**

ZONE CHANGE

Pine Park Estates

Case No. 2013-ZC-017

Request: To rezone a 10.024 acre parcel from RE-20 (Residential Estates – 20,000 s.f. minimum lot size) to RE-12.5 (Residential Estates – 12,500 s.f. minimum lot size). The property is generally located at 2990 S. Little Valley Drive on the west side.

Applicant: Pine Park Estates LLC.
Charles and Yvonne Gentry
1363 E. 170 South #301
St. George, Utah 84770

Representative: Mr. Zach Renstrom – Bush & Gudgell, Inc.

Area: 10.024 acres

Current Zone(s): RE-20 (Residential Estates)

General Plan: LDR - Low Density Residential (Up to 4 du/acre)

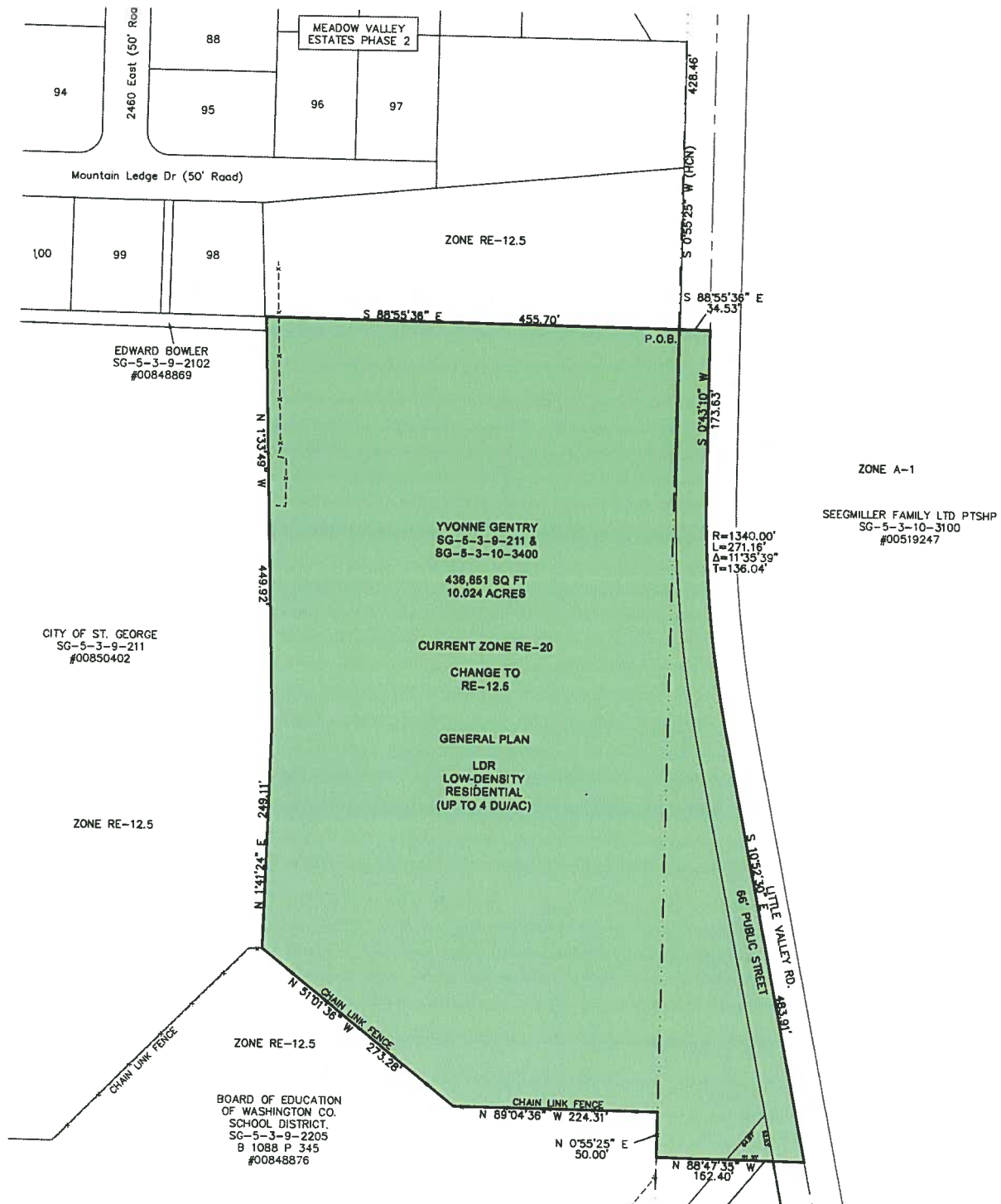
Density: Up to 34 lots/units approximately (3.4 du/acre)

Adjacent zones: North: R-12.5 (Residential Estates)
East: A-1 (Agricultural)
South: RE-12.5 & RE-20 (Residential Estates)
West: RE-12.5 (Residential Estates)

Project: This project will be known as Pine Park Estates.

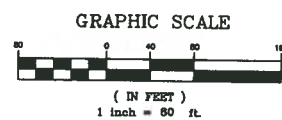
Comments: This proposed zone change is consistent with the existing zoning of Meadow Valley Estates to the north and 'Fields of Little Valley' to the West. This proposed change is in harmony with the current General Plan for this area.

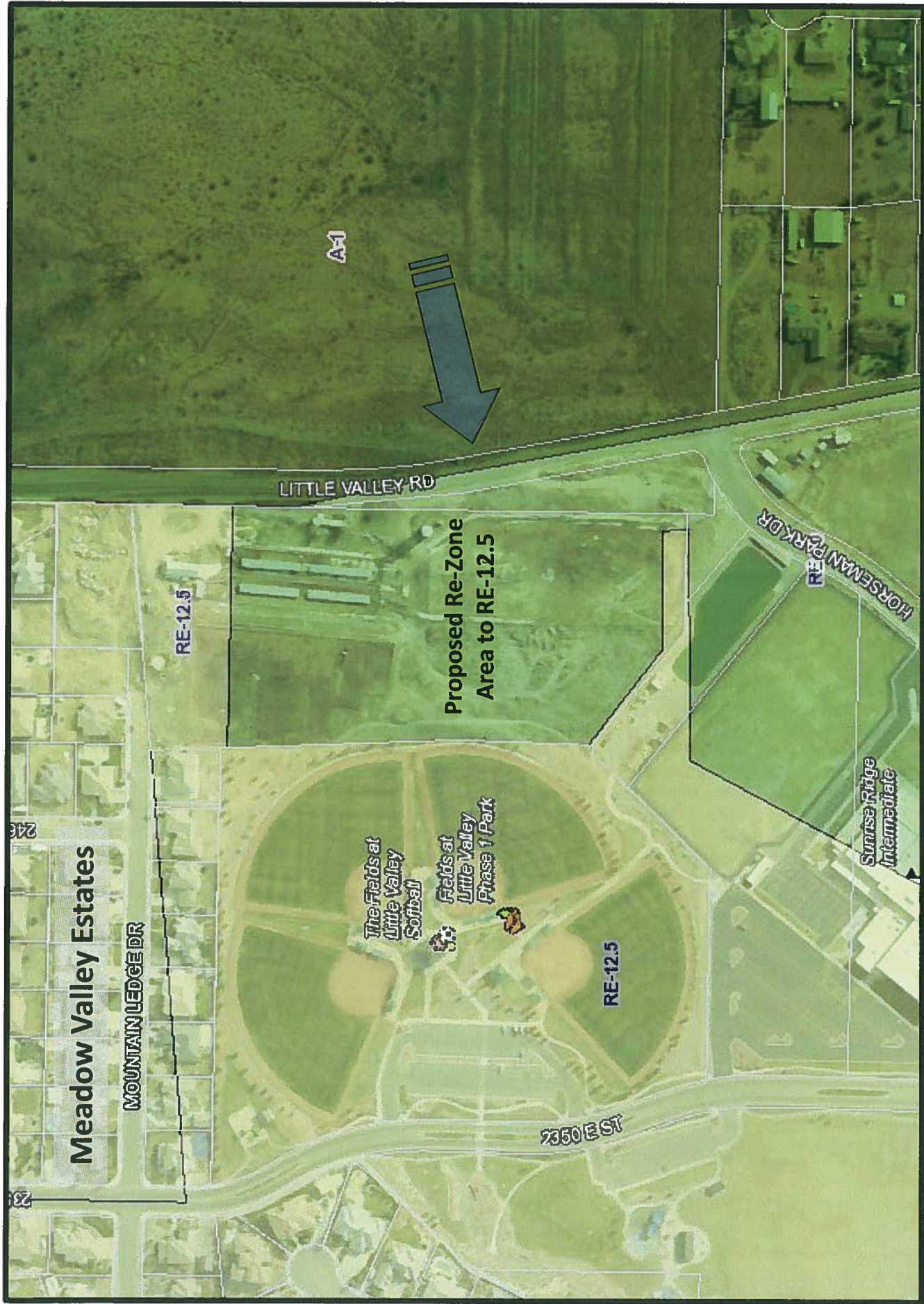
Planning Commission Recommends Approval (5-0).



ZONE CHANGE EXHIBIT

LOCATED IN
SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
PREPARED FOR:
YVONNE GENTRY





Existing Zoning



Vicinity of Proposed Re-Zone Area



Aerial View

DRAFTAgenda Item Number : **3C**

Request For Council Action

Date Submitted 2013-12-18 09:12:28**Applicant** Mr Marv Blosch**Quick Title** Public Hrng & Ord for PD Zone amendment / Sunbrook Ranch**Subject** Consider a request for an amendment to the Planned Development Zone for "Sunbrook Ranch" to add RV Storage to the list of permitted uses, and to revise the conceptual site development plan. The property is located at 415 S. Dixie Drive and contains 11.37 acres.**Discussion** This is the former "Moore Business Forms" property with an existing warehouse/manufacturing building which is currently used for a variety of recreational and commercial uses. The zone change from manufacturing M-2 to PD Residential & Commercial took place in September 2008. The proposed amendment to the PD Zone includes a request to add "RV Storage" to the list of permitted uses for the property, and to make a few minor adjustments to the conceptual site development plan. One of the changes is the removal of the rear 6 acres from the development plan as this property is now under separate ownership. Two private access roads to the rear parcel are part of the site plan for the front 11 acres. The revised plan maintains the original plan for 136 senior residential units to be built in front of the existing warehouse building. These 3 & 4 story buildings (3 buildings proposed) would be located along the frontage of Dixie Drive and would be the 'face' of the project as the residential buildings would mostly screen the view of the warehouse building from Dixie Drive. The PC recommends approval with the addition of a Development Agreement to address parking issues, as recommended by the Legal Dept.**Cost** \$0.00**City Manager Recommendation** Adjustments to the PD zone at Sunbrook Ranch adding RV storage as a permitted use and deleting some of the property north of the building adjacent to the Mathis park as it is now in separate ownership. PC recommends approval subject to the addition of a development agreement for the parking.**Action Taken****Requested by** Bob Nicholson**File Attachments****Approved by Legal Department?****Approved in Budget?** Amount:**Additional Comments**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE PLANNED DEVELOPMENT ZONE FOR
SUNBROOK RANCH RESIDENTIAL AND COMMERCIAL DEVELOPMENT**

WHEREAS, the property owner has requested an amendment to the Planned Development zone located on 11.37 acres located at 415 South Dixie Drive; and

WHEREAS, the City Council held a public hearing on this request on January 9, 2014; and

WHEREAS, the Planning Commission recommends approval of the requested amendment to the Planned Development zone; and

WHEREAS, the City Council has determined that the requested change to the Planned Development Zone is justified at this time and is in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. The Planned Development Zone for the Sunbrook Ranch development is hereby ordered to be changed to add 'RV Storage' as an additional permitted use on the property, and also approve other minor modifications to the conceptual site development plan for the 11.37 acres located at 415 South Dixie Drive.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 9th day of January, 2014.

Jon Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 12/10/2013
CITY COUNCIL SET DATE: 12/19/2013
CITY COUNCIL MEETING: 01/09/2014

ZONE CHANGE AMENDMENT (PUBLIC HEARING)

Sunbrook Ranch PD Zone Amendment

Case No. 2013-ZC-018

Request: To amend the planned development zone to add 'RV Storage' to the list of permitted uses, and revise the conceptual site development plan.

Applicant: Marv Blosch, owner
Sunbrook Ranch Commercial Center
415 S Dixie Drive
St. George, Utah 84770

Representative: Mr. Marv Blosch

Area: 11.37 acres

Address: The property is located at 415 South Dixie Drive, originally built to house Moore Business Forms business.

Current Zone: PD (Planned Development Commercial & Residential)

General Plan: COM (Commercial)

Adjacent zones: The zoning is PD-Residential to the north, and R-1-10 (Parkside Estates subdivision) to the south. To the east is the recently separated 6 acre parcel zoned PD-Residential, and behind that property is a public park.

Comments: The site consists of the existing commercial/warehouse building on approximately 6 acres, and a proposed senior living housing complex with 136 units located on about 5.3 acres which is between Dixie Drive and the commercial/ warehouse building.

Narrative: The applicant has provided a narrative (attached) explaining the proposed changes to the development and PD Zone dated Nov 4, 2013.

Land Uses:

Originally approved as a zone change from Manufacturing M-2 to PD (commercial and residential) on Sept 4, 2008. The approved project (& PD Zone plan) provided for a mix of commercial, recreational, and light industrial uses in the large existing building, and also phases 2 & 3 proposed 280 senior living units in 3 & 4 story condominium buildings located both in front of, and to the rear of the existing large commercial building. Recently a lot split was approved for the rear 6 acres of the site and that parcel is now under separate ownership. There is a 50' wide access easement from Dixie Drive to the rear 6 acre parcel, and the original and proposed conceptual site plans show a second access along the north side of the property to Dixie Drive. Both of these access streets are intended to be private streets. The second (north access) is intended to be a right-in, right-out only. **The revised site plan shows a "RV Parking Area" on the north side of the existing building, and a separation of the proposed 3 and 4 story senior living condominium units from the existing commercial warehouse building.** There are 3 proposed 4-story residential buildings off Dixie Drive similar to the original approved plan, **with a total of 136 senior housing units.** The subject property is lower than Dixie Drive which lessens the height impact of the residential buildings.

The architectural theme has not changed from the original approval granted in Sept 2008, and consists of stucco and stone exteriors with a tile roof. Each unit has an exterior balcony with railing which adds architectural interest to the building.

Parking:

The Sunbrook Ranch project is a phased development with various recreational and commercial uses currently in operation in the existing building. The Senior Housing Units will be a later phase (timing uncertain) and as the housing units are built the uses within the existing building will need to conform to the available parking spaces. Currently there are 226 existing parking spaces on-site. The existing allowed uses and proposed floor area devoted to those uses would require approximately 173 parking spaces, so there are approximately 53 extra spaces with the present & proposed uses within the existing building. Approximately 46 of the existing spaces could be used exclusively for outdoor RV storage, which would leave 7 extra spaces. However at buildout under the present group of uses there would be a total of 268 parking spaces required (95 for Senior Units + 173 for uses in commercial building). The applicant states that as the residential use is developed, the other uses will be modified to comply with the city

parking requirements. Also the two access roads to the rear parcel (on both north and south sides of project) will need to be built when the rear parcel develops and that will affect the number of parking stalls available in the south parking lot.

Development Agreement for Sunbrook Ranch Commercial and Residential Project

(Draft 12/16/13)

This agreement is entered into by Marv Blossch, (hereafter termed 'Developer') the owner and developer of Sunbrook Ranch, a commercial and residential development located at 415 South Dixie Drive, and the City of St George (hereafter termed 'City'). In consideration of the City's approval on January 9, 2014 of a zoning amendment to the Planned Development zoning for Sunbrook Ranch, and in reference to the Sunbrook Ranch Conceptual Development Plan as approved by the City on Sept 4, 2008(original date approved), and further amended on January 9, 2014, the Developer hereby agrees to make any changes necessary in the uses permitted within the currently existing former warehouse building and in the number of RV parking stalls approved, in order to comply with the parking standards contained within the St George City Zoning Code. Further, the required parking ratios for specific permitted uses at the Sunbrook Ranch project as approved on Sept 4, 2008 are listed below:

- | | |
|----------------------------------|---|
| - senior housing residential | 0.7 stalls/unit |
| - self storage & warehouse use | 1.0 stalls/3000sf |
| - office, or retail | 4.0 stalls/1000sf |
| - recreation, sports, & exercise | 3.0 stalls/1000sf (unless otherwise approved by City) |

Compliance with these ratios and other parking requirements set forth in the Zoning Code will be a condition of approval for any future business license or occupancy permit. It is understood by the Developer and City that future uses of the existing warehouse building or any future new development for either residential, commercial or other use is subject to compliance with the parking requirements as set forth above and in the Chapter 19 of the City Zoning Code.

By _____

By _____

Mayor, St George City

Marv Blossch, owner Sunbrook Ranch, LLC

Date _____

Date _____

SUNBROOK RANCH, LLC

517 S 100 E

Bountiful, UT 84010

(801) 292-2882 • (801) 299-1234 • FAX: (801) 292-5669

November 4, 2013

St George Planning Commission

Re: Amendment to existing PUD-Commercial Site Plan, 415 S. Dixie Dr, St. George, Utah 84770

Dear Planning Commission,

The purposes of this letter and application are:

- To address the recent lot split separating the rear 6 acres from our site.
- To provide an acceptable plan for accessing the separated parcel as it effects my remaining parcel.
- To add the additional use of RV parking as explained below, and
- To adjust our building layout and site plan to accommodate all of the above.

The requested amended site plan is attached and illustrates all of the forgoing changes. The land use; this type of buildings, elevations, height, density, phasing, topography, 'color-board', landscape plan, lighting and signage are all the same or very similar as formerly approved when originally zoned and entitled for the Sunbrook Ranch senior housing project. This included four (4) story buildings that reduced to three (3) stories on the west ends facing Dixie Drive. The site plan has been changed to include a third building, less number of units and 'shields' the warehouse more from the view from Dixie Drive. The high end expensive Independent Living Facility which was formerly approved with heavy concierge services, congregate meeting areas and food service can no longer be supported in this market place financially. ILF facilities are 'elective' and Assisted Facilities are usually not, so you see the ALFS multiplying right now, and they offer the ILF services just as a vacancy filter. Current demand now favors less expensive senior rental units, with fewer services, but heavily landscaped and well located.

Our "warehouse" will continue to be a significant feature in our project and now that it is approaching 90% occupancy; we have a clearer vision of what it has developed into, namely:

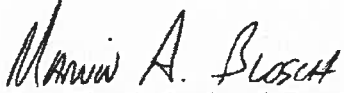
- Self-Storage and Warehouse-44,000 sq ft
- Sport & Fitness-40,000 sq ft
- Offices & Shops-15,000 sq ft

Now let me address the reason for the RV parking request as is important for the long term success of our project and compatibility with the neighborhood. We have an excess of tractor-trailer parking on the north side of the building. We have some warehouse users like Reser Foods, and U-Haul Box Storage that bring diesel trucks in, drop off their loads, and leave again causing some noise and disturbance to our friends in Mathis Park particularly in the early morning hours. Because RV parking is infinitely less noisy; produces fewer trips; and reduces the heavy commercial truck traffic, I am now re-requesting that RV parking be allowed on our Phase I parcel, I'm fully confident that overtime, this will prove be the least obtrusive use of our property to the neighbors. Eventually, other uses currently included in our M-2 zone could be eliminated as the trend at our warehouse seems to be the more self-storage units we build, the more we fill them up which use will continue to compete with our warehouse uses

and probably someday totally replace them, alleviating almost all of the heavy truck usage. I have talked to the HOA president of Mathis Park and he was supportive of this effort.

I've appreciated the commissions help in working with us through these last few economically turbulent years which have had a dramatic effect on all of us. The economy seems to be close now to making our seniors project at Sunbrook Ranch a reality. I'd appreciate your support and approval of the amended change.

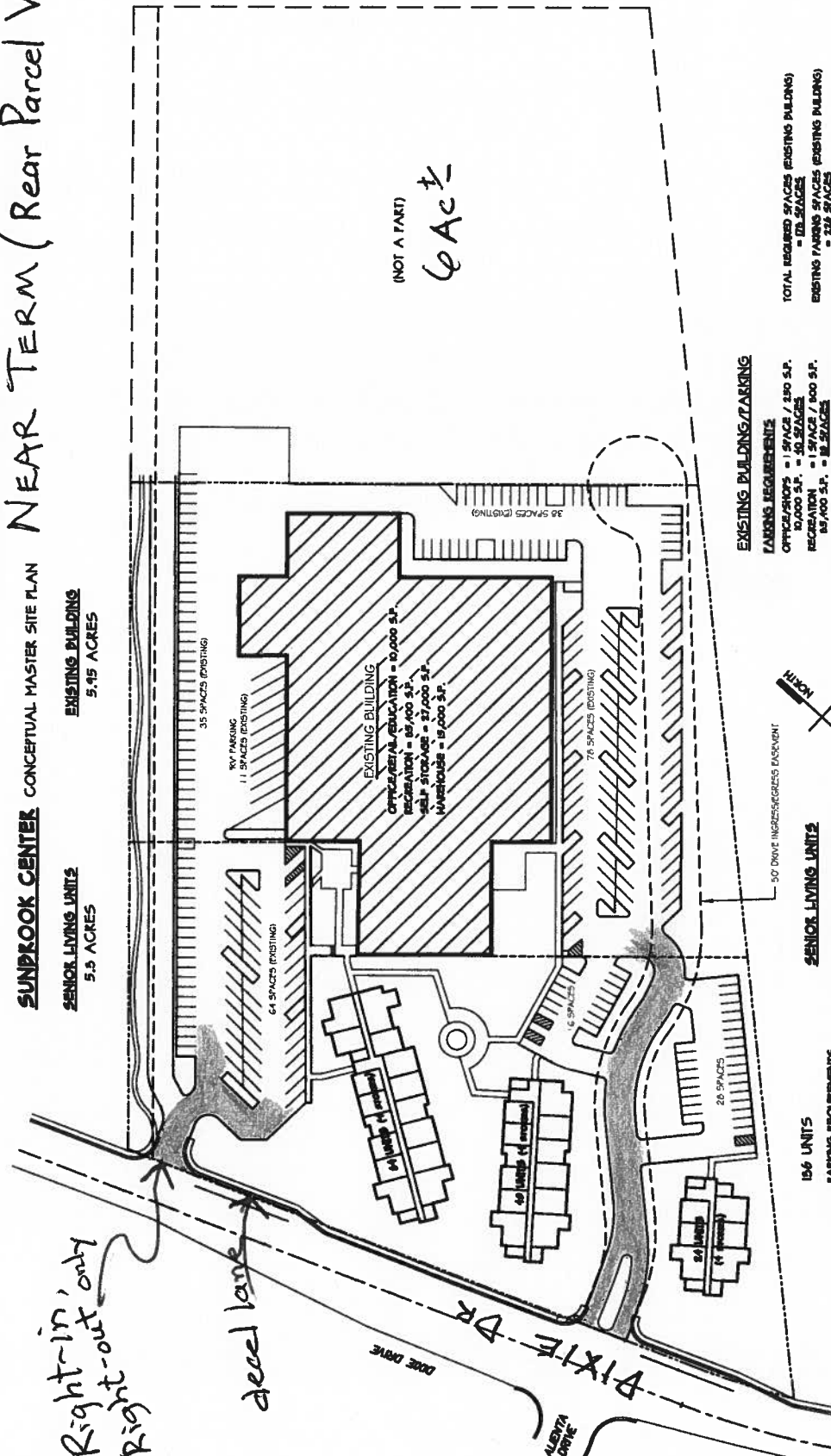
Best Regards,

A handwritten signature in black ink that reads "Marvin A. Bloesch". The signature is written in a cursive, slightly slanted style.

Marv Bloesch, Sunbrook Ranch, LLC

SUNPROOK CENTER CONCEPTUAL MASTER SITE PLAN

NEAR TERM (Rear Parcel Vacant)



(NOT A PART)
6 AC ±

Right-in, Right-out only

decel lane

DOOR DRIVE

ALEXIA DRIVE

EXISTING BUILDING/PARKING

PARKING REQUIREMENTS

OFFICE/PROPS = 51 SPACES / 230 S.P.
10,000 S.P. = 30 SPACES
RECREATION = 15 SPACES / 500 S.P.
8,000 S.P. = 15 SPACES
SENIOR LIVING = 15 SPACES / 1,000 S.P.
17,000 S.P. = 15 SPACES
WAREHOUSE = 1 SPACE / 7,000 S.P.
10,000 S.P. = 1 SPACES (AS 1 1/2 EMPLOYEE SPACES)

TOTAL REQUIRED SPACES (EXISTING BUILDING)
= 101 SPACES
EXISTING PARKING SPACES (EXISTING BUILDING)
= 214 SPACES

SENIOR LIVING UNITS

SITE PLAN #1

SCALE 1" = 50'

2 DECEMBER 2009

156 UNITS

PARKING REQUIREMENTS

2 SPACES / UNIT
156 x 2 = 312 SPACES REQUIRED
300 SPACES PROVIDED

SUNBROOK CENTER CONCEPTUAL MASTER SITE PLAN

SENIORE LIVING UNITS
5.5 ACRES

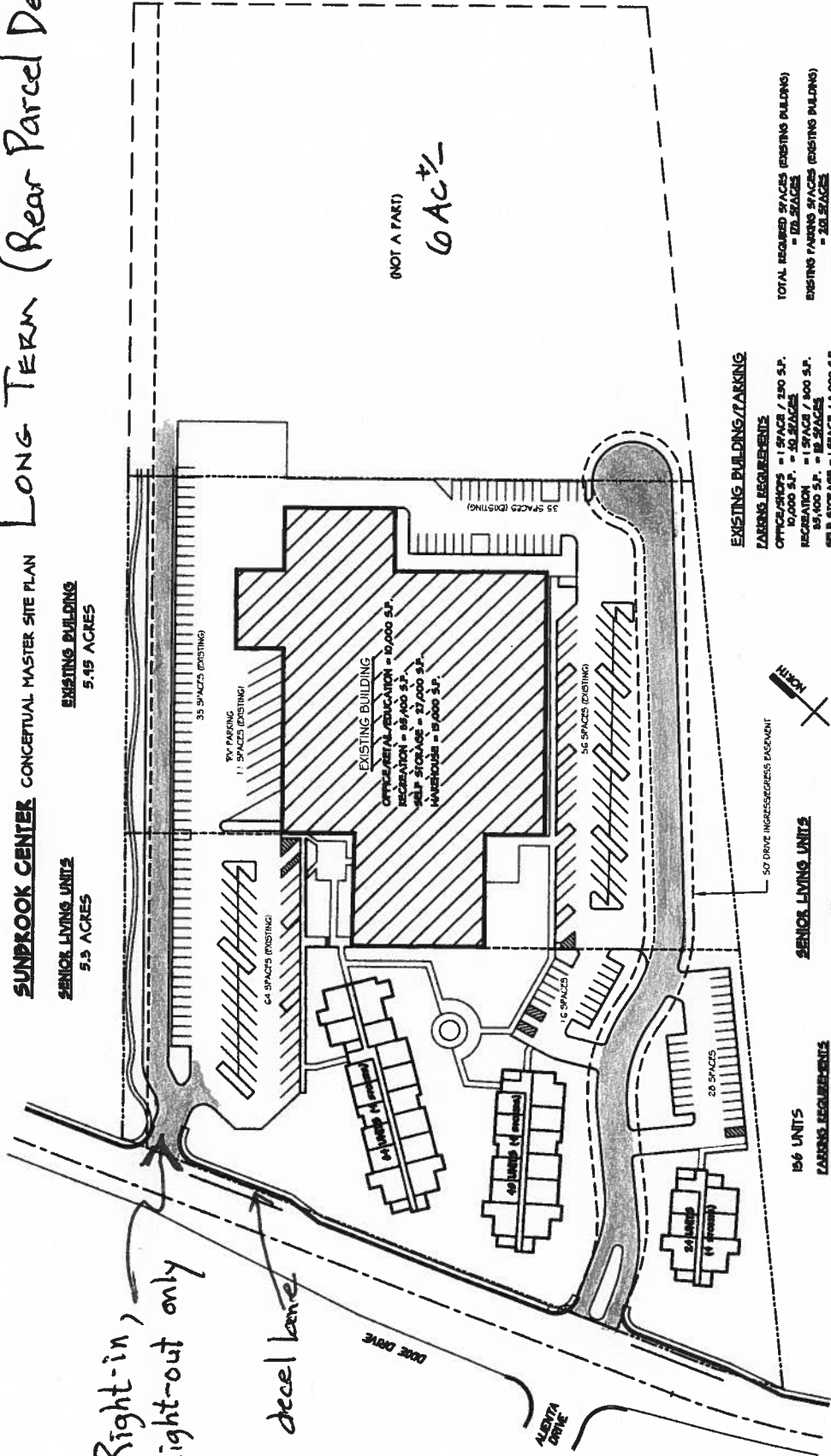
EXISTING BUILDING
5.45 ACRES

LONG TERM (Rear Parcel Developed)

Right-in,
Right-out only

decel lane

(NOT A PART)
60 AC ±



EXISTING BUILDING/PARKING

LIVING REQUIREMENTS

OFFICE/RETAIL = 1 SPACE / 180 S.F.
10,000 S.F. = 55 SPACES
RECREATION = 1 SPACE / 800 S.F.
15,000 S.F. = 18 SPACES
SELF STORAGE = 1 SPACE / 8,000 S.F.
27,000 S.F. = 3 SPACES
WAREHOUSE = 1 SPACE / 7,800 S.F.
10,000 S.F. = 1 SPACE ± 5 EMPLOYEE SPACES

TOTAL REQUIRED SPACES (EXISTING BUILDING)
= 125 SPACES
EXISTING PARKING SPACES (EXISTING BUILDING)
= 200 SPACES



SENIORE LIVING UNITS

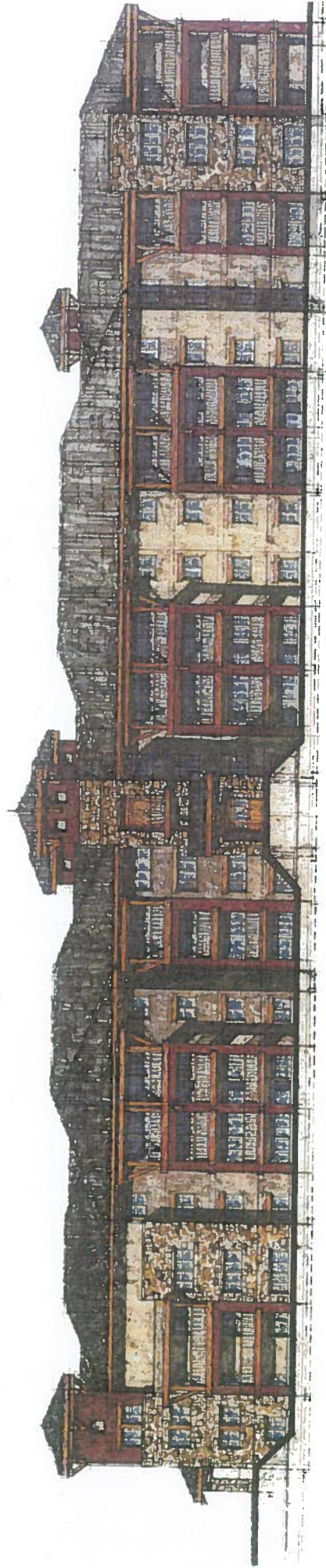
SITE PLAN #2
SCALE 1" = 20'

2 DECEMBER 2008

156 UNITS

LIVING REQUIREMENTS

27 SPACE / UNIT
156 x 27 = 45.2 SPACES REQUIRED
108 SPACES PROVIDED



SENIOR LIVING UNITS

ORIGINAL APPROVAL
9/4/2008



THE CITY OF ST GEORGE
COMMUNITY DEVELOPMENT DEPARTMENT
175 EAST, 200 NORTH
ST GEORGE UTAH, 84770

ACTION SUMMARY

PLANNING COMMISSION AGENDA REPORT: 08/12/2008
CITY COUNCIL SET DATE: 08/21/2008
CITY COUNCIL AGENDA REPORT: 09/04/2008

ZONE CHANGE: Case No. 2008-ZC-017

Sunbrook Mixed Use Center on Dixie Drive "Sunbrook Ranch" (former Moore Business Forms building)

Case No. 2008-ZC-017, a request to rezone M2 (Industrial) to PD-COM (Planned Development - Commercial) and PD-RES (Planned Development Residential) The applicant and representative is Mr. Marv Blosch, MBA Properties II. This request was APPROVED* by the City Council on September 4, 2008.

*Note: City Council approved the Zone Change with the following conditions as recommended by the Planning Commission.

CONDITIONS

1. The following are **PERMITTED USES**: retail shops, fitness and wellness facilities, indoor soccer, neighborhood grocery store, call center, private school such as a technical school or Montessori School, and some light industrial uses such as warehouse and self storage.
2. All other M-2 uses will continue to be permitted, with the exception of the following **EXCLUDED USES**: Sheet Metal Shop, Food Processing, Light Foundry, Bulk Plant, Construction Equipment Sales, Sand Blasting, Rubber Welding, and Truck Terminal.
3. Phases 2 & 3 propose an additional 280 senior living units as independent senior living situations with 300 parking spaces. **The CC approved the proposed parking for Phases 2 & 3 as adequate.**
4. The access off Dixie Drive **will align with the public street** (Alienta Drive) accessing the Highlands subdivision. **A deceleration lane will be**

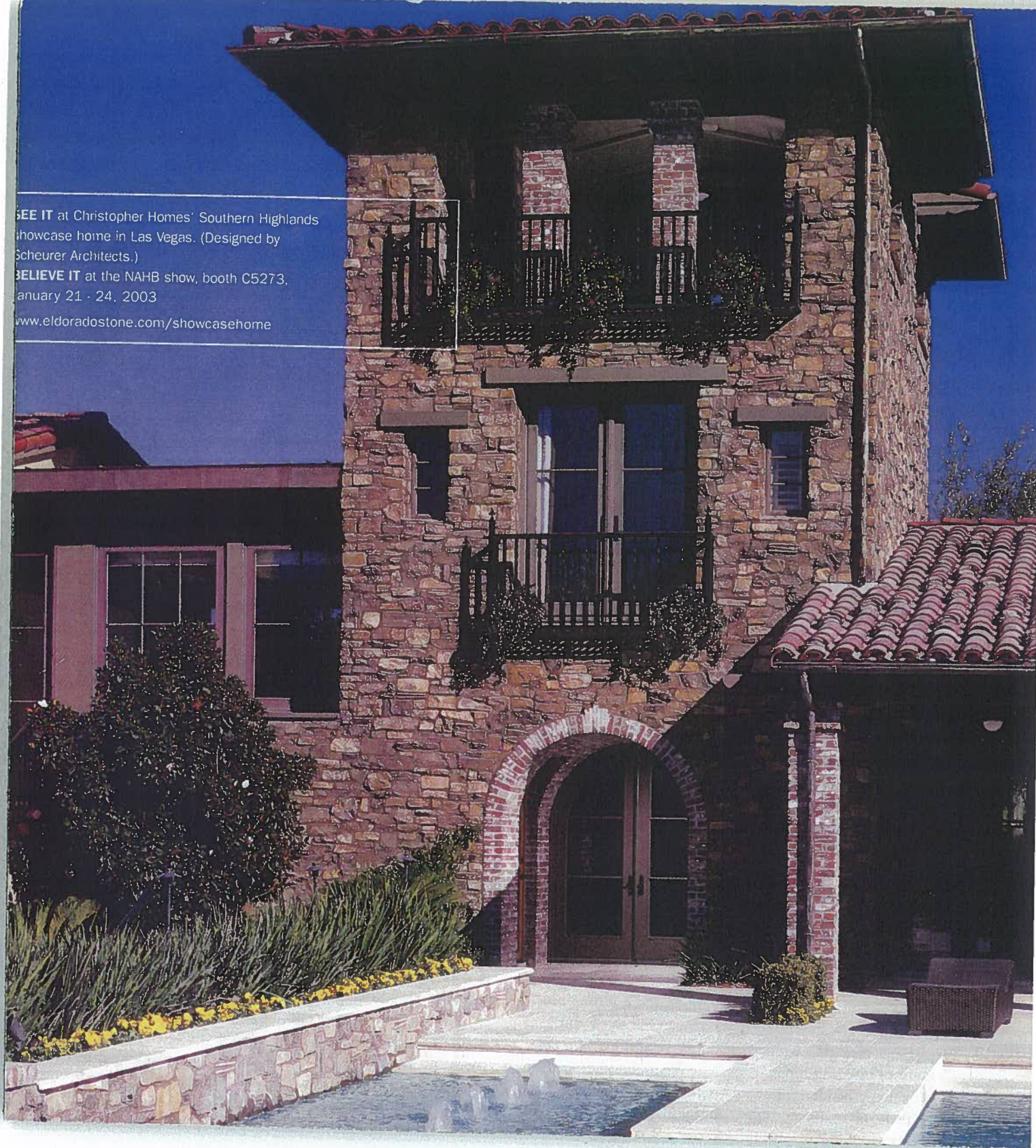
9/4/2008

2008-ZC-016
Zone Change
Page 2 of 2

- provided** at both entrance drives and the City Traffic Engineer will need to evaluate the proposed right-in & right-out only driveway north access point for safety.
5. In Phase 2 of the project, the proposed buildings (that front Dixie Drive) which are in front of the existing warehouse building, **will step up from 3 stories to 4 stories as presented.**



SEE IT at Christopher Homes' Southern Highlands
showcase home in Las Vegas. (Designed by
Scheurer Architects.)
BELIEVE IT at the NAHB show, booth C5273,
January 21 - 24, 2003
www.eldoradostone.com/showcasehome



ORIGINAL SITE PLAN

9-4-2008

SUNBROOK CENTER CONCEPTUAL MASTER PLAN

PHASE 2

USE INDEPENDENT LIVING 140 UNITS

ACRES 7.0
PARKING SPACES PROVIDED 90 0.7 PER UNIT

PHASE 1

USE INDOOR RECREATION, SHOPS, FITNESS
STORAGE, WELLNESS & WAREHOUSE

ACRES 4.1
PARKING SPACES PROVIDED 162
BOCCER BALLS 1000
DANCE FITNESS OFFICE 1200 SQ FT
WAREHOUSE 17500
STORAGE 10000

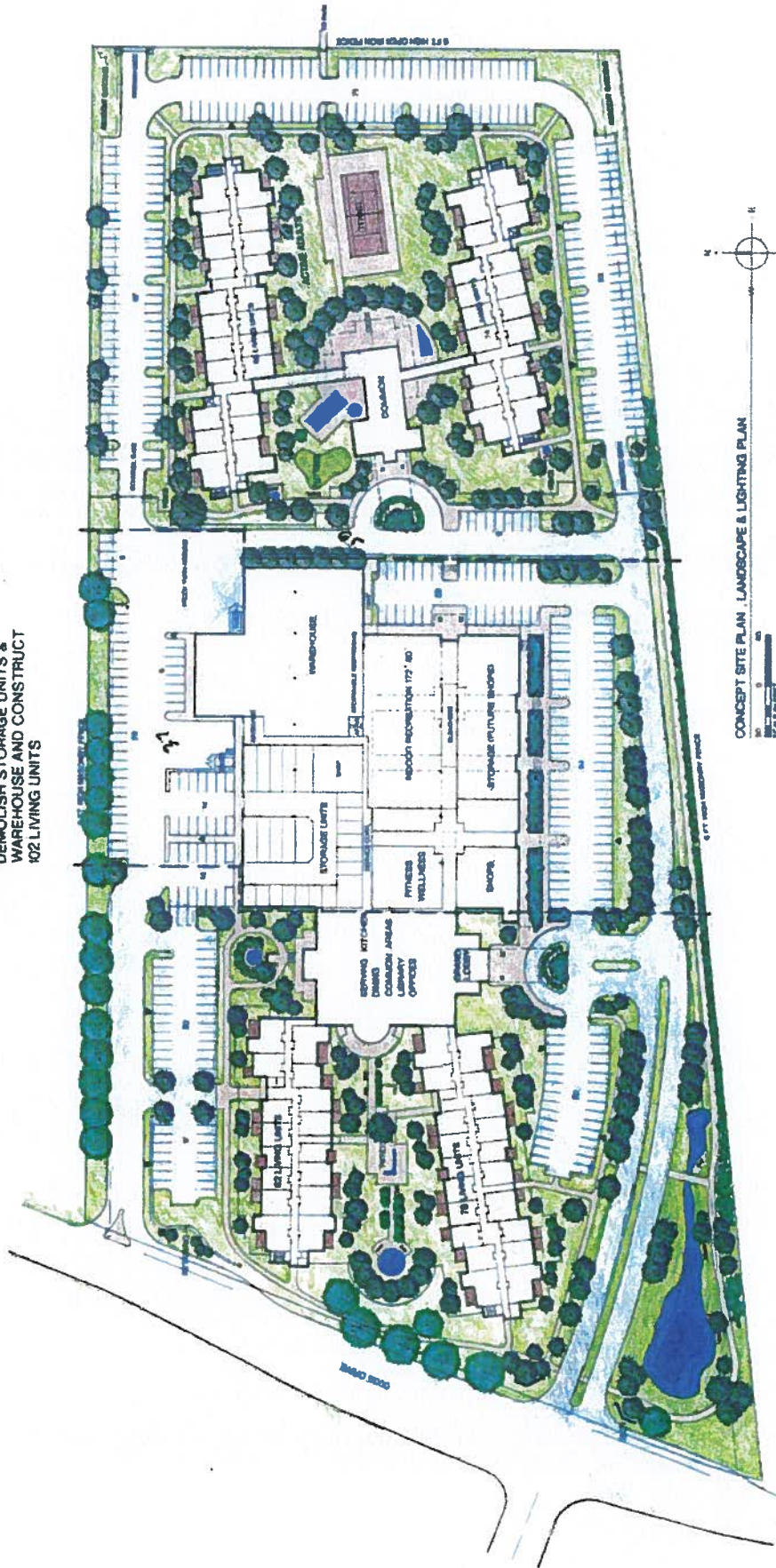
PHASE 4 FUTURE

DEMOLISH STORAGE UNITS &
WAREHOUSE AND CONSTRUCT
102 LIVING UNITS

PHASE 3

USE ACTIVE ADULT LIVING 140 UNITS

ACRES 8.8
PARKING SPACES PROVIDED 90 1.1 PER UNIT



CONCEPT SITE PLAN, LANDSCAPE & LIGHTING PLAN

GRAPHIC KEY

- EXISTING TREES TO REMAIN
- NEW TREES PLANTED & MAINTAINED (ONE MILE PER YEAR)
- NEW TREES PLANTED & MAINTAINED (ONE MILE PER YEAR)
- NEW TREES PLANTED & MAINTAINED (ONE MILE PER YEAR)

SUNBROOK CENTER ON DIXIE DRIVE

CONCEPT SITE PLAN 5

MP1

NELSON WILLIAMS & NELSON, INC. ARCHITECT

DRAFTAgenda Item Number : **3D**

Request For Council Action

Date Submitted 2013-12-18 09:08:31**Applicant** City of St George**Quick Title** Public Hrng & Ord for zoning code amendment for mixed use dev**Subject** Consider a request for an amendment to the City Zoning Regulations, Title 10, Sections 10-10-5.K and 10-8-7.G to allow the City Council to waive the ground floor commercial requirement in mixed-use projects subject to certain conditions.

Discussion The current zoning provisions for mixed-use buildings (residential over commercial) require that the ground floor level of ALL the buildings in the project have some type of commercial use (ie, retail, office, restaurant, etc). This requirement is appropriate for buildings which front on a public street and have good visibility. However for buildings located in the interior of a mixed-use project the ground floor level may be obstructed from street view and therefore a commercial use may not be viable. The proposed amendment would allow the City Council after considering the PC recommendation to waive the ground floor commercial requirement if such is requested by the developer. The PC recommends approval of the proposed code amendment which effects two sections of the Zoning ordinance, the C-4 zone and the PD-Commercial Mixed Use standards. Randy Wilkinson is a strong supporter of this proposed amendment as he is in the process of submitting plans for a mixed use project at 200 West Tabernacle Street.

Cost \$0.00

City Manager Recommendation Seems appropriate to address provisions in our zoning ordinance to make mixed use developments more feasible. Planning Commission recommends approval.

Action Taken**Requested by** Bob Nicholson**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

Item _____

Zoning Regulation Amendment

Mixed-Use Standards in the C-4 and PD Commercial Zones

PLANNING COMMISSION AGENDA REPORT:	11/12/2013 (Tabled)
PLANNING COMMISSION AGENDA REPORT:	12/10/2013
CITY COUNCIL SET DATE:	12/19/2013
CITY COUNCIL MEETING:	01/09/2013

AMENDMENT TO ZONING REGULATIONS : *Public Hearing*
Case No. 2013-ZRA-008

Request: Proposed amendment to Title 10 Zoning Regulations, Chapter 8 Planned Development Zone, and Chapter 10, Commercial Zones, Sections 10-8-7:G and 10-10-5:K **to allow the City Council to waive the ground floor commercial requirement for buildings in mixed use projects** in particular circumstances.

Applicant: City of St George

Background: The city adopted zoning regulations for mixed use projects only a few years ago and to date no projects with mixed uses in a building (ie, vertical mixed use with ground floor commercial and residential on upper floors) have been proposed or built.

A flaw in the current zoning requirements is the requirement that all buildings in a mixed-use project shall have some type of commercial use on the ground floor, with residential use on upper floors. For buildings located on a projects interior (or otherwise have poor visibility from the public street) ground floor commercial uses are not likely to succeed. Commercial uses need good visibility from the street in order to have a reasonable chance for success.

This proposed code amendment will allow the City Council, with a recommendation from the Planning Commission, to waive the ground floor commercial requirement where the building is located on the projects interior or otherwise has poor visibility due to some factor associated with the site, such as trees or neighboring buildings which block visibility from the street, or the building fronts on a minor street. This flexibility in the code will allow the Planning Commission and City Council to review projects on a site-by-site basis and determine which buildings could be exempt from the ground-floor commercial requirement, as requested by the developer.

PC Action: The PC recommends approval of the proposed code amendment.

**PROPOSED ZONING CODE AMENDMENT FOR MIXED USE
PROJECTS WITHIN A PD COMMERCIAL ZONE**
(NEW WORDING IS UNDERLINED)

10-8-7: MIXED USE DEVELOPMENT STANDARDS:

The following provisions apply for projects which combine commercial and residential uses within the same building. Projects which combine residential and commercial uses within the same project but in distinct separate areas or separate buildings are subject to the provisions in sections [10-8-5](#) and [10-8-6](#) of this chapter as applicable.

- A. Land Coverage: For mixed use projects, building coverage may exceed fifty percent (50%) of the lot or parcel acreage provided that a minimum of twenty five percent (25%) of the lot or parcel area is maintained in landscaped area.
- B. Density: Density shall conform to the limitations set forth in the general plan land use map. Areas designated as commercial on the land use map shall be considered as high density residential.
- C. Building Setbacks: Buildings shall front the public street (or principal street in the case of private streets) unless an exception to this requirement is granted by the city council upon recommendation of the planning commission.

For buildings fronting the public street the front setback shall be a minimum of ten feet (10') from property line. The maximum front building setback is twenty feet (20') behind back of curb, unless otherwise approved by the city council.

The front setback area shall consist of a combination of landscaped areas and sidewalk. Sidewalks shall have a minimum width of ten feet (10') and may consist of concrete, stone or brick pavers or a combination of these materials as may be approved by the city engineer. Landscaping shall consist of trees and shrubs, and ground covers.

- D. Building Height: Building height for mixed use buildings shall not exceed forty five feet (45') unless a greater height is approved as part of the planned development zone approval. (Ord. 2007-09-005, 9-6-2007)
- E. Landscaping/OS:
 - 1. Compliance Of Mixed Use Properties: Mixed use properties within the planned development zone shall comply with chapter 25, "Landscape Standards", and section [10-25-4](#), "Additional Requirements For Commercial Developments", of this title.
 - 2. Landscaped Open Space: Minimum landscaped open space shall not be less than twenty five percent (25%) of the lot or parcel area, and shall consist of trees, shrubs and ground cover. (Ord. 2008-07-003, 7-17-2008)

- F. Minimum Ground Floor Glass: The ground floor of the building elevation fronting the street on all mixed use buildings shall contain not less than forty percent (40%) nonreflective glass surface (i.e., windows), **unless the City Council approves ground floor residential use as per Section G below.**
- G. Ground Floor Uses: The ground floor uses shall consist of office, retail, restaurant, **daycare,** or a combination of such **these and similar** uses, as approved by the city council as part of the planned development zone approval. **The City Council may allow residential use on the ground floor (ie, entire building has residential use) where the following factors apply:**
1. **The ground floor area has poor visibility from the public street due to characteristics associated with the site, such as the building's location in the interior of the project and is obstructed from street view by other buildings, or the ground floor area is obstructed from street view due to walls, landscaping or other structures, and,**
 2. **The mixed-use building is all new construction.**
- H. Upper Floors: Floor area above the ground floor area shall be used for residential dwellings, unless otherwise approved by the city council after considering the recommendation of the planning commission.
- I. Standards: The standards set forth in section [10-8-6](#), "Commercial/Manufacturing Development Standards", of this chapter, shall also apply unless a different standard is set forth in this section, in which case this section shall apply.
- J. Mixed Use: Mixed use developments are not intended for small parcels unless adjacent to an existing mixed use development. Therefore, the minimum lot or parcel size for a mixed use development is five (5) acres. An exception may be approved by the city council where the council determines that a proposed mixed use development on less than five (5) acres is compatible with and integrates into the surrounding area in a harmonious manner.

Further, mixed use developments combining both commercial and residential uses within the same building are generally intended to be located within the urban core area, or part of a larger commercial project. (Ord. 2007-09-005, 9-6-2007)

PROPOSED ZONING CODE AMENDMENT

SECTION 10-10-5:K MIXED-USE STANDARDS IN THE C-4 ZONE

(new wording is underlined)

K. Building Design Standards For Residential Units Above Commercial/Retail/Offices (Mixed Use Development) In The C-4 Zone:

1. Residential use shall be located above the first floor commercial, retail, or office uses. Maximum density shall be determined by the city council upon recommendation of the planning commission. The City Council may allow residential use on the ground floor (ie, entire building has residential use) where the following factors apply:
 - A. The ground floor area has poor visibility from the public street due to characteristics associated with the site, such as the building's location in the interior of the project and is obstructed from street view by other buildings, or the ground floor area is obstructed from street view due to walls, landscaping, or other structures, and,
 - B. The mixed-use building is all new construction.
2. Minimum height of ground level retail/office space shall be twelve feet (12') floor to ceiling for new construction.
3. Minimum building frontage for new construction shall be not less than one hundred fifty feet (150') (primary street frontage) for mixed use buildings.
4. The front building facade and main entrance to all mixed use buildings shall be oriented toward the primary street and setbacks shall be within zero feet (0') to ten feet (10') of the property line.
5. Building facades shall have architectural variations such as:
 - a. Contrasting building materials and textures.
 - b. Variations in rooflines, colors, reveals and belt courses.
 - c. Recessed windows and doors, strongly expressed window mullions, and awnings.
 - d. Varying building setbacks from property lines and alcoves, outdoor sitting areas, and small public plazas.
 - e. Corner towers, cupolas, corner clock towers, corner spires, balconies and colonnades.
6. Buildings located on corners shall have the front facade wrap around the corner to the full depth of the building.
7. Awnings will be allowed provided that the building is designed to allow awnings and/or are part of the initial design. Awnings shall have a minimum eight foot (8') head clearance and shall not project away from the building more than half the distance from the building to the street, or no more than six feet (6'), whichever distance is less. Awnings shall be constructed of metal and/or high quality fire resistant architectural fabrics. Vinyl awnings shall not be permitted.

8. Wall, awning, and hanging signs are encouraged and shall comply with the city of St. George sign ordinance.
9. Mixed use building heights above thirty five feet (35') will be subject to a conditional use permit as defined in this code.
10. **For buildings fronting a public street,** all parking shall be located to the rear or side of ~~new construction of mixed use developments~~ **buildings, or may be located below grade (underneath building).** **Buildings located in the interior of the project may have the parking area on any side of the building, as per the approved site plan.** One covered parking space shall be required for each dwelling unit.
11. Underground parking will be permitted provided that such parking is accessible from the side or rear of the development and not from the primary street.
12. Parking structures will be permitted provided that the parking structures are behind the development and do not front the primary street and are not taller than the proposed or existing buildings.
13. Any proposal for a remodel of an existing structure or a new mixed use development within the historic district overlay will require a recommendation and approval from the historic preservation commission.
14. All proposals for any mixed use - new construction residential units above commercial or office space, and remodels of existing structures, will be subject to a building design (architectural design) review and conceptual site plan review ~~subject to~~ **and** approval by the planning commission and the St. George city council.

DRAFT

Agenda Item Number :

3E

Request For Council Action

Date Submitted 2013-12-18 09:03:47**Applicant** City of St George**Quick Title** Public Hrng & Ord for zoning code amend for fences**Subject** Consider a request for an amendment to the City Zoning Regulations, Title 10, Section 10-18-3.C to modify the corner lot fence requirements to allow a six foot fence or wall to be built on the property line along the street side yard subject to certain standards.

Discussion This proposed code amendment applies only to fences & walls on corner lots. Presently the code allows a 4' tall fence/wall to be built on the property line on the street-side of a corner lot, but a 6' tall fence/wall must be set back at least 10' from the sidewalk. This requirement has been unpopular with property owners and has been a significant code enforcement issue over the years, as many property owners build a 6' wall/fence to the property line on their street-side. The proposed amendment would allow 6' tall fence/wall to be built on the street-side property line if the portion of the fence/wall above 4' is see-thru. The current 10' setback from sidewalk requirement is based mostly on safety concerns -- the ability to see a pedestrian or cyclist on the sidewalk when a car is backing out of the driveway. The proposed amendment is a better balance between sidewalk safety and a property owner's desire to have a 6' wall extend to his side property line. The PC recommends approval.

Cost \$0.00**City Manager Recommendation** Appears to be a good compromise the Planning Commission recommends approval.**Action Taken****Requested by** Bob Nicholson**File Attachments****Approved by Legal Department?****Approved in Budget?** Amount:**Additional Comments**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CITY ZONING CODE, TITLE 10, SECTION 18-3:C
dealing with fence & wall requirements on corner lots**

WHEREAS, the City Council is desirous of making changes to the regulations dealing with fence and wall requirements on corner lots; and

WHEREAS, both the Planning Commission and City Council have considered the proposed amendments in public hearings; and

WHEREAS, the Planning Commission recommends approval of the proposed code amendment; and

WHEREAS, the City Council has determined that changes to the ordinances are justified at this time and are in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. Title 10, chapter 18, section 10-18-3:C is enacted to read as set forth in Exhibit 'A' attached.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 9th day of January, 2014.

Jon Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

ITEM ____
Zoning Regulation Amendment
Corner Lot Fence Requirements

PLANNING COMMISSION AGENDA REPORT:	11/12/2013 (Tabled)
PLANNING COMMISSION AGENDA REPORT	12/10/2013
CITY COUNCIL AGENDA REPORT:	01/09/14

AMENDMENT TO ZONING REGULATIONS; PUBLIC HEARING

Case No. 2013-ZRA-009

Request: Proposed amendment to Title 10 Zoning Regulations, Chapter 18, Section 10-18-3:C, to modify the requirements for fences and walls on corner lots to provide that 6' tall fences or walls which are 50% see-thru may be built on the property line along the street side yard, rather than a minimum setback of 10' behind the sidewalk.

Applicant: City of St George

Background: Currently the Zoning code (10-18-3:C) requires that in the side setback along a public street a six foot (6') tall fence or wall may be constructed **provided such fence or wall is a minimum of ten feet (10') behind the front line of the dwelling, and also setback at least ten feet (10') from the sidewalk.** (A four foot (4') tall solid fence or wall may be built to the property line.)

The requirement to have a ten foot (10') setback from the sidewalk for a six foot (6') tall wall along the street-side property line has generally not been popular with corner lot property owners and over the years many violations of this requirement have occurred because property owners usually want to enclose their entire rear yard (including area along the street side) area without providing a 10' setback from the sidewalk for a wall over 4' tall.

The purpose of the 10' setback from the sidewalk was to provide a measure of visibility and safety for pedestrians or children on bicycles/tricycles using the sidewalk. A solid fence or wall built to the sidewalk could create a blind spot for cars backing out of a driveway and not able to see a pedestrian or child coming down the sidewalk. The proposed amendment would allow a 6' tall fence or wall which is at least 50% see-thru to be built on the side/rear property line, while a solid (opaque) fence or wall would still require a 10' setback from the sidewalk (for 6' tall fence/wall). See attached exhibit.

PC Action: PC recommends approval of the proposed code amendment.

Proposed Ordinance

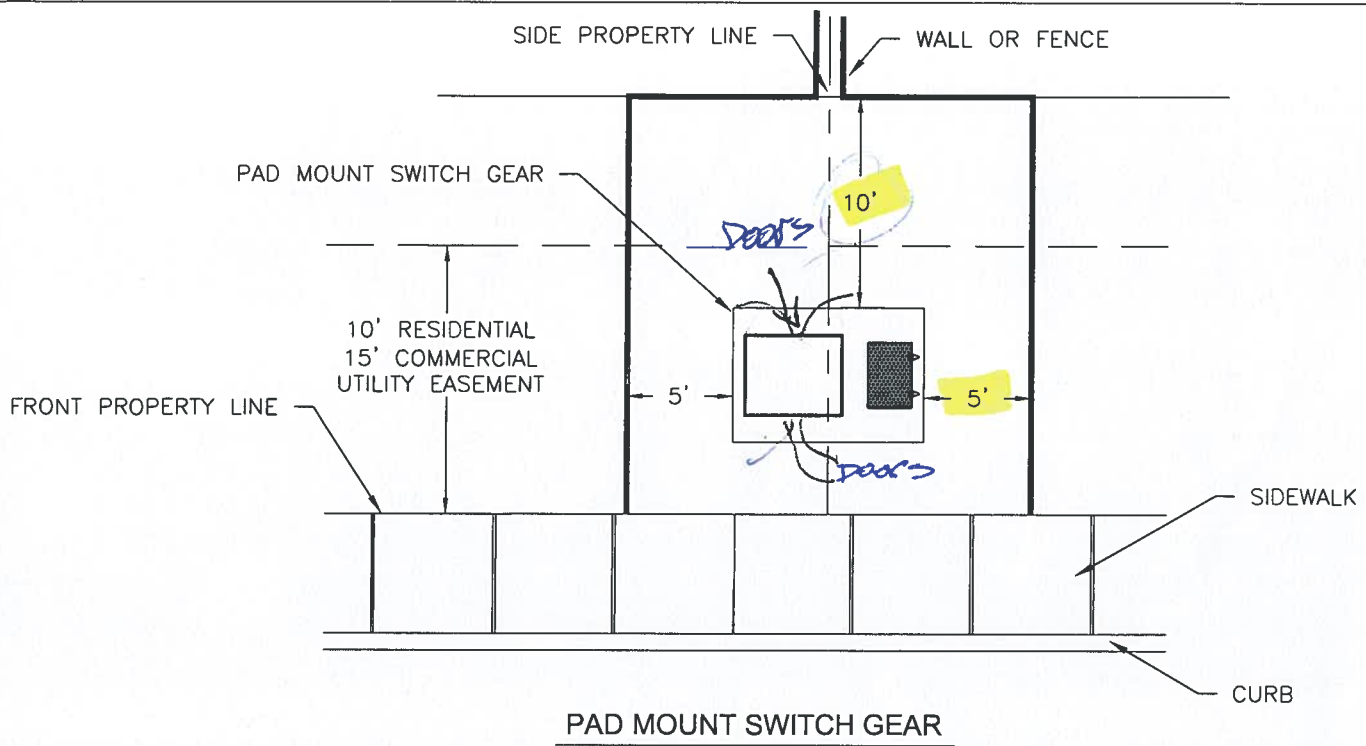
Changes (10-18-3:C) new portion is underlined.

C. Exceptions To Corner Lot Requirements: In the side setback which fronts on a public street, height up to six feet (6') is allowed provided such fence is ~~a minimum of ten feet (10')~~ behind the front line of the dwelling, and ~~provided that such fence~~ is set back at least ten feet (10') from the sidewalk for solid or opaque fences, but may be built to the property line if the portion of the fence or wall above four feet (4') is see-through (e.g. wrought iron, or similar materials). (Ord. 2007-06-003, 6-7-2007)

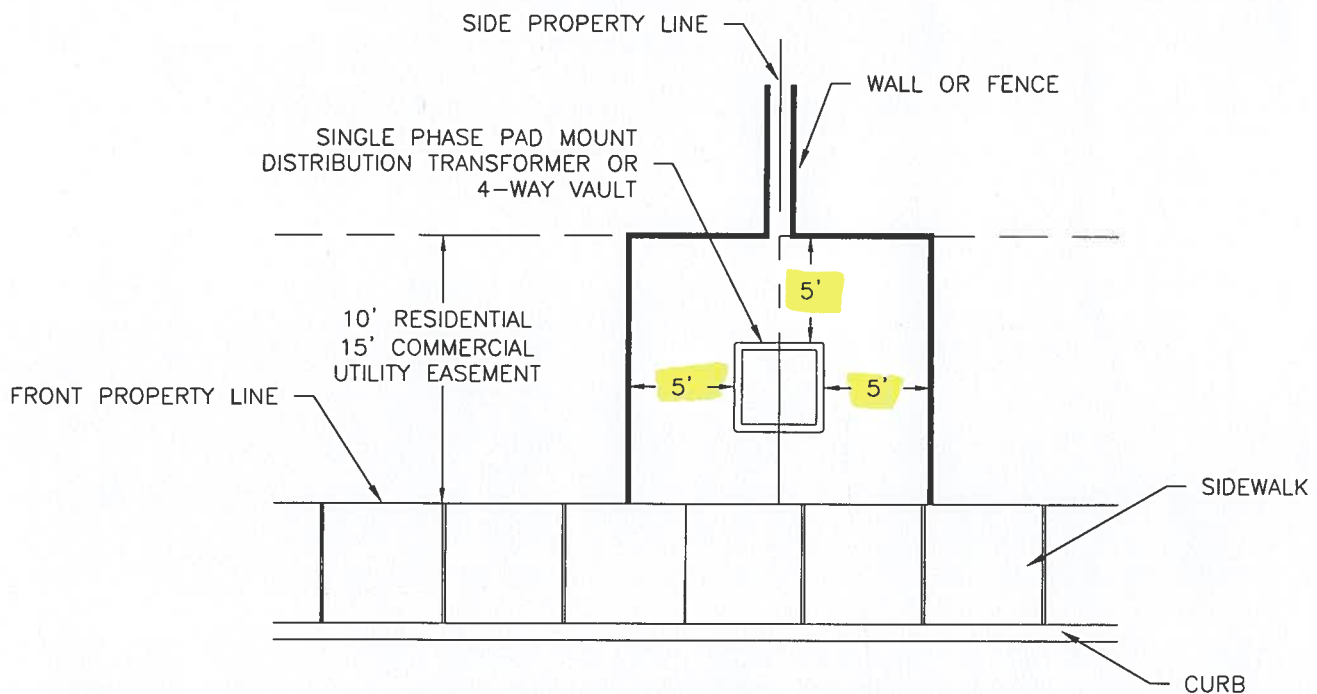
Section 10-18-5: I (new section) Clearances from Power Equipment. To promote public safety and to provide for maintenance needs of power equipment the following clearances are required for fences, walls and similar structures;

1. Five feet (5') from pad mount transformer or 4-way vault.
2. Ten feet (10') from the door side of pad mount switch gear, and five feet (5') from the non-door side of the switch gear.

For any questions regarding the clearance requirement around power system facilities contact either the St George City Energy Services Department, or the Dixie Escalante Power Company (for areas south of the Virgin River).



PAD MOUNT SWITCH GEAR



PAD MOUNT TRANSFORMER OR 4-WAY VAULT

NOTES:

1. INSTALL TRANSFORMER 12" BEHIND SIDEWALK. IF SIDEWALK IS NOT REQUIRED, EQUIPMENT IS TO BE PLACED 6' (SIX FEET) MINIMUM BEHIND CURB.
2. ALL POWER EQUIPMENT (I.E. TRANSFORMERS, SECONDARY BOXES ETC.) SHALL BE INSTALLED PER JUC STANDARDS.
3. INSTALLATION OF WALLS/FENCES SHALL MEET THE CLEARANCES AROUND THE ELECTRICAL EQUIPMENT AS SPECIFIED ABOVE.

REVISIONS:

REV	DATE	BY	DESCRIPTION

APPROVED BY: —

DRAWN BY: —

DATE: —

FILE: —

WALL AND FENCE CLEARANCES
FROM ELECTRICAL EQUIPMENT
CITY OF ST. GEORGE
ENERGY SERVICES DEPARTMENT
UNDERGROUND STANDARDS



DETAIL

D20

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CITY ZONING CODE, TITLE 10, SECTION 18-3:C
dealing with fence & wall requirements on corner lots**

WHEREAS, the City Council is desirous of making changes to the regulations dealing with fence and wall requirements on corner lots; and

WHEREAS, both the Planning Commission and City Council have considered the proposed amendments in public hearings; and

WHEREAS, the Planning Commission recommends approval of the proposed code amendment; and

WHEREAS, the City Council has determined that changes to the ordinances are justified at this time and are in the best interest of the health, safety, and welfare of the citizens of the City of St. George.

NOW, THEREFORE, BE IT ORDAINED, by the St. George City Council, as follows:

Section 1. Repealer. Any provision of the St. George City Code found to be in conflict with this ordinance is hereby repealed.

Section 2. Enactment. Title 10, chapter 18, section 10-18-3:C is enacted to read as set forth in Exhibit 'A' attached.

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

APPROVED AND ADOPTED by the City Council of the City of St. George, this 9th day of January, 2014.

Jon Pike, Mayor

ATTEST:

Christina Fernandez, City Recorder

WALLS/FENCES - FRONT SETBACK

A wall or fence up to six feet in height, measured from the lowest side, may be built along the interior and rear property lines.

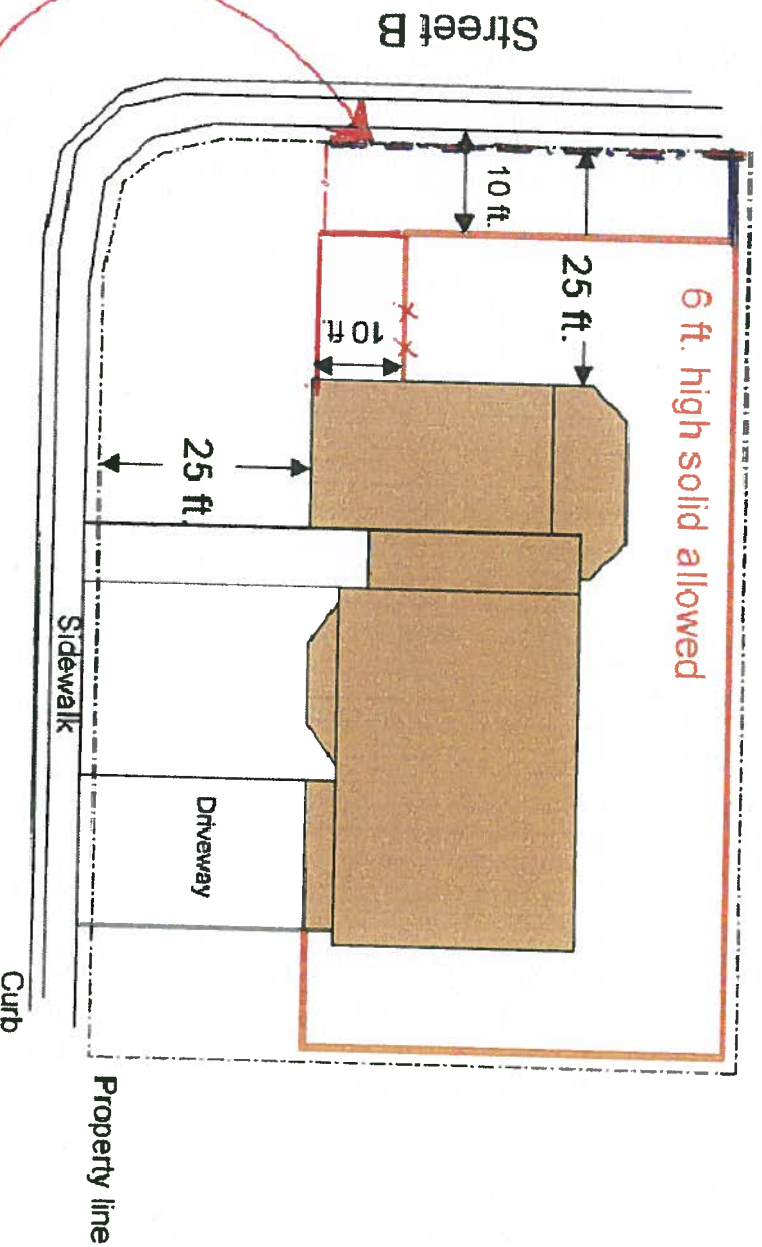


On a corner lot, the six-foot wall may not be within 10' of the sidewalk, or property line where no sidewalk exists, and must be at least 10' back of the front of dwelling.

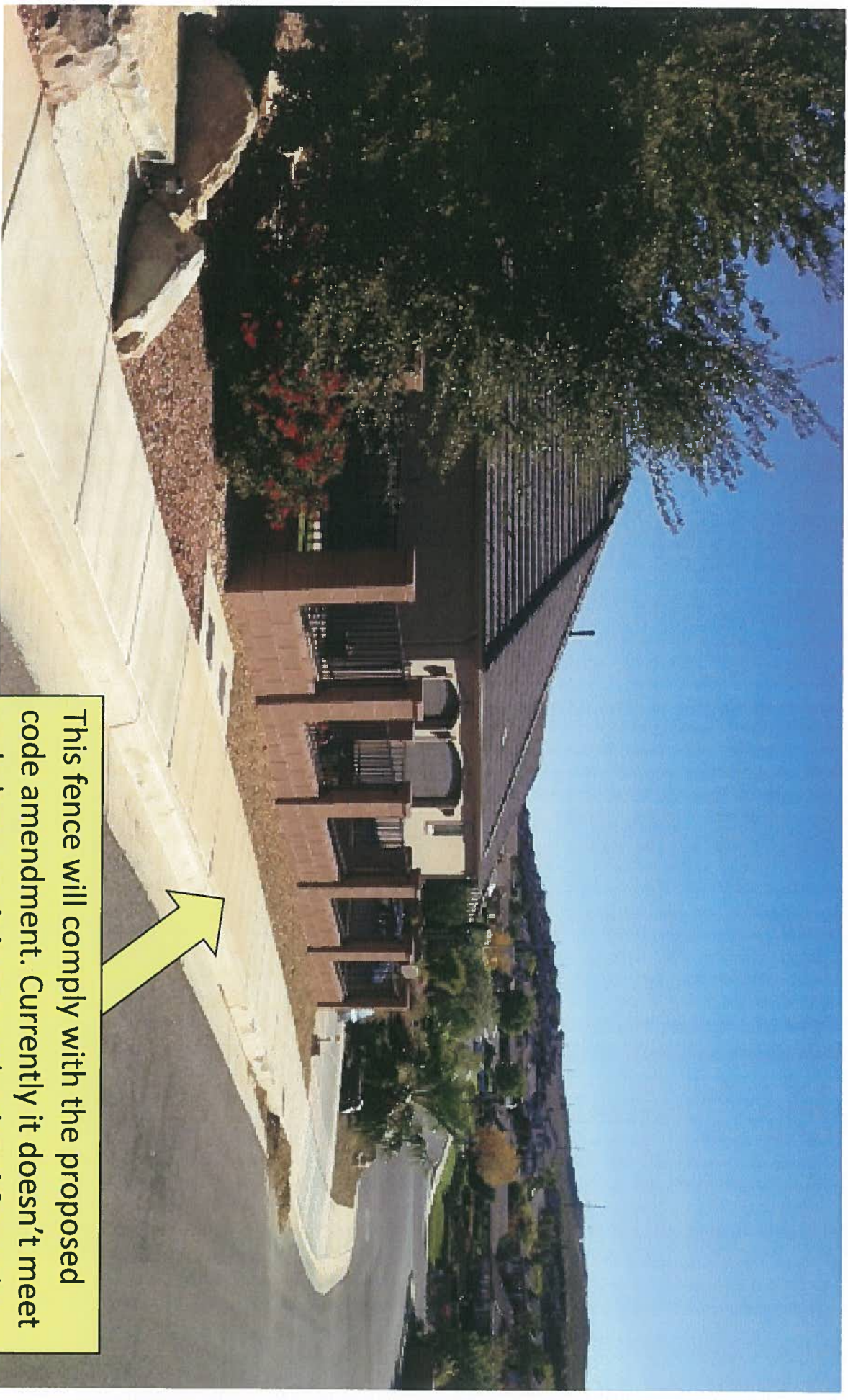
10-18-3.C



6 ft. wall/solid



Proposed Change: A six foot (6') high wall / fence may be built on the side property line if the portion of the wall / fence above 4' is see-thru.



This fence will comply with the proposed code amendment. Currently it doesn't meet code because it is not setback 10' from the sidewalk.

DRAFTAgenda Item Number : **6A**

Request For Council Action

Date Submitted 2013-12-31 13:12:28**Applicant** Luke Kerouac**Quick Title** Dixie State University Spring Break Concert**Subject** Consideration of a request to update the City Council on the planning for the Spring Break Concert and to request an extension of one hour for the closing time of the concert.**Discussion** The Dixie State University Student Association (DSUSA) has received prior approval from the City Council to hold a Spring Break Concert on March 7th at the Ridge Top Complex. The DSUSA would like to update the City Council on the planning for this event and in turn are seeking approval to extend the hours of the concert to 11 pm.**Cost** \$0.00**City Manager Recommendation** Update from students at DSU regarding the Spring Break concert at the Ridge Top complex and a request to extend the hours the event will be held.**Action Taken****Requested by** Bill Swensen**File Attachments** [Spring Break Concert.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Spring Break Concert.pdf](#)

FOR OFFICE USE ONLY

Insurance Received:	Date Received:
Application Fee Paid	Date Paid:



SPECIAL EVENT PERMIT APPLICATION CITY OF ST. GEORGE

City of St. George Special Events
175 E. 200 North
St. George, UT 84770

Phone: (435) 627-4128
Fax: (435) 627-4430
events@sgcity.org

EVENT NAME:Applicant's Name: Luke KerouacOrganization: Dixie State UniversityMailing Address: 225 S 700 ECity, State, Zip: St. George, UT 84770Day Phone: 435-652-7512Cell/other: 801-598-9084E-mail: lkerouac@dixie.edu

Event Web Address (if applicable):

Alternate contact name: Jordan SharpDay Phone: 435-652-7513

Cell/other:

E-mail: jsharp@dixie.edu**EVENT DETAILS** Spring Break Concert**LOCATION** Ridge Top Complex**Location Details/Address:**

Event	Date(s): <u>Mar 7, 2014</u>	Start time: <u>7</u>	End time: <u>10</u>
Set-up	Date(s): <u>Mar 6, 2014</u>	Start time: <u>8am</u>	End time: <u>5pm</u>
Clean-up	Date(s): <u>Mar 8, 2014</u>	Start time: <u>7am</u>	End time: <u>12pm</u>

Is this a recurring event? NO

If yes, daily, weekly or other?

Is this a Annual Event? NO

If yes, Same date and Place?

TYPE OF ACTIVITY check all that apply:☐ Film Production☐ Parade☐ Cycling☐ 5K☐ Training Event☐ Festival☐ Outdoors Sales☐ Fun run☐ Sporting☐ 10K☐ Block Party☐ Religious☐ Dance☐ 1/2 Marathon☒ Other: Concert**PARTICIPANTS****Number of participants expected:****Number of volunteers/event staff:**☒ Open to the Public☐ Private Group/PartyIf event is open to the public, is it: ☒ Entrance Fee/Ticketed☐ Fee for Participants/
Racers/Runners OnlyEvent? Concert

SPECIAL EVENT PERMIT APPLICATION

EVENT _____ -

Page 2 of 5

VENDORS/FOOD/ALCOHOL *check all that apply*

<input checked="" type="checkbox"/> Vendors/merchants	Quantity:	<input checked="" type="checkbox"/> Vendors <i>selling</i> products/food	
<input type="checkbox"/> Vendors <i>giving</i> away products/services			SW Utah Health Dept., (435) 986-2580
<input checked="" type="checkbox"/> Food		<input checked="" type="checkbox"/> catered by restaurants/vendors	<input type="checkbox"/> prepared on site
<input type="checkbox"/> given away			Utah DABC, (801) 977-6800
<input type="checkbox"/> Alcoholic Beverages		<input type="checkbox"/> beer stands	Bus. Licensing, (435) 627-4740
<input type="checkbox"/> fenced in beer garden		<input type="checkbox"/> liquor sales	

TENTS/STAGES/STRUCTURES *(include details on site map)*

<input checked="" type="checkbox"/> Tents/Pop-up Canopies	Amount:	SG Fire Dept. (435) 627- 4150
	Dimensions:	
<input checked="" type="checkbox"/> Temporary Stage	Dimensions:	
Description of Tents/Canopies/Stage, etc.:		

SITE SETUP/SOUND *check all that apply (please include details on site map)*

<input checked="" type="checkbox"/> Fencing/Scaffolding	
<input checked="" type="checkbox"/> Barricades	(must obtain privately)
<input checked="" type="checkbox"/> Portable Sanitary Units	(must obtain privately)
<input type="checkbox"/> Music <i>if yes, check all that apply</i>	<input type="checkbox"/> Acoustic <input type="checkbox"/> Amplified
<input checked="" type="checkbox"/> PA/Audio system	Type/Description: <i>Audio & 18 performers</i>
<input checked="" type="checkbox"/> Fireworks / Fire Performances / Open Flame	SG Fire Dept. (435) 627- 4150
<input type="checkbox"/> Propane/Gas on site	SG Fire Dept. (435) 627- 4150
<input checked="" type="checkbox"/> Trash/Recycle bin coordination on site	WCSW, (435) 673-2813

ROAD & SIDEWALK USE (ENCROACHMENT PERMITS) *You may begin to coordinate in advance with these contacts*

<input type="checkbox"/> Road Use	Location:	SG City Public Works Dept., (435) 627-4050
	<i>(please include details on site map)</i>	
<input type="checkbox"/> Sidewalk Use	Location:	<input type="checkbox"/> Will stay on sidewalks and follow pedestrian laws
	<i>(please include details on site map)</i>	
<input type="checkbox"/> Parade	# of Floats:	

SECURITY/OTHER

You may begin to coordinate in advance with these contacts:

<input checked="" type="checkbox"/> Private Security/Officers	Company name: <i>DSM Police</i>	# of Personnel: <i>10</i>
<input type="checkbox"/> Animals	Quantity:	What kind:
<input type="checkbox"/> Motion Pictures/Videos	<input type="checkbox"/> Other:	

My signature verifies that I have completed this application to the best of my knowledge and I am aware that I am responsible for paying for City services beyond "basic City services" (if applicable to my event).

Luke Keronac
Print Applicant's Name

Luke Keronac
Applicant's Signature

9/20/13
Date

☐ Please do NOT include my event on the City Event Calendar Website

SPECIAL EVENT PERMIT APPLICATION

EVENT _____

Page 3 of 5

EVENT DESCRIPTION

PLEASE DESCRIBE YOUR EVENT IN DETAIL ADD ANY ADDITIONAL INFORMATION OR PAGES

- Please be sure to include any elements of your event that will help our review committee.

We are planning to do a large scale concert for Sparrow
Break Kick off. We are unsure of the performers at this time
but we will inform you as we gather details. This
concert will be the 3rd in 3 yrs. We are confident
we can gather more than 5000 students/young adults
to participate.

DETAILED SITE MAP

PLEASE INCLUDE OR ATTACH A DETAILED SITE PLAN AND/OR ROUTE MAP. COMPUTER OR HAND-DRAWN SITE PLANS ARE APPROPRIATE. *Be aware that if you are faxing a map, many elements may not be visible.*

Your map should include:

- The names of streets, placement of barricades, and/or road closures
 - The areas where participants and vendors/merchants will park
 - Parade forming and disbanding areas, bleachers, etc.
 - Vendor and booth placement
-

We currently do not have a layout due to the ~~cost~~ future contract requirements of the performers. We will update when the contracts are arranged.

FOR OFFICE USE ONLY

Received:	Date:
Police Approval:	Date:

Review Comments:



SPECIAL EVENT SECURITY PLAN APPROVAL REQUEST FORM **St. George Police Department**

All questions must be answered completely or application will not be considered. Please allow TEN (10) days for approval. (Together with this application please provide a written security plan, include names of all security personnel.)

PLEASE PRINT:

EVENT NAME: Spring Break Concert

Event Location: Ridge Top Complex

Type of Event: Concert

Date of Event: Mar 7, 2014

Hours of Event: 6-10

Number of Expected Attendance: 5000

Occupancy Load:

Name of Applicant: Luke Kerouac

Address: 225 S 700 E St. George

State: UT

Zip: 84770

Business Phone: 435-652-7512

Home Phone:

Cell Phone: 801-598-9084

Fax Number:

- Security Personnel must be 21 years old or older.
- A Security Director must be onsite at all times with a cell phone.
- Shirts or Vests must look to same. "SECURITY" must be stated on the shirt or vest so it is visible to the public and the Police Department.

Please Check Applicable Security. (The following will allow for the calculation of security required. The calculations will change depending on the type of event.)

- | | | |
|---|-------------------------|-----------------|
| <input checked="" type="checkbox"/> Police Officers | 2 Police Officers per | 1 to 300 People |
| <input type="checkbox"/> Security Officers in Uniform | 3 Security Officers per | 1 to 300 People |
| <input type="checkbox"/> Private Citizens in Security Shirts or Vests | 4 Private Citizens per | 1 to 300 People |

Name of Security Contact: Don Reid

Cell Number: 435-652-7515

Comments:

I understand that falsifying any information on this application constitutes sufficient cause for rejection or revocation of the Special Event Permit. I also understand that the Police Department may require additional information as permitted by Ordinance, and also agree to supply the same.

APPLICANTS SIGNATURE:

[Signature]

DATE:

9/20/13

DRAFTAgenda Item Number : **6B**

Request For Council Action

Date Submitted 2013-12-31 12:56:42**Applicant** Darrel Jensen**Quick Title** Presidents Day Fly In 2014**Subject** Consideration of a request to have events at the City of St George / Remote Possibilities Model Port facility. Consideration of a request to waive the Special Event fee.**Discussion** The Remote Possibilities RC Club is requesting to have a radio controlled aircraft event on February 21 & 22 at the Remote Possibilities Model Port facility south of Bloomington. This annual event is one of several held throughout the year in support of the AMA (Academy of Model Aeronautics).**Cost** \$0.00**City Manager Recommendation** Seems like a great event at this site and has been held annually.**Action Taken****Requested by** Bill Swensen**File Attachments** [Presidents Day Fly In 2014.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Presidents Day Fly In 2014.pdf](#)

FOR OFFICE USE ONLY

Insurance Received:	Date Received:
Application Fee Paid	Date Paid:



SPECIAL EVENT PERMIT APPLICATION CITY OF ST. GEORGE

City of St. George Special Events
175 E. 200 North
St. George, UT 84770

Phone: (435) 627-4128
Fax: (435) 627-4430
events@sgcity.org

EVENT NAME: PRESIDENTS DAY FLY IN 2014

Applicant's Name: DARREL JENSEN

Organization: REMOTE POSSIBILITIES RC CLUB

Mailing Address: 70 W. CHURCH LN.

City, State, Zip: WASHINGTON, UTAH 84780

Day Phone: 801-404-1704 Cell/other: SAME

E-mail: darrelj@q.com

Event Web Address (if applicable): RC Remote.com

Alternate contact name: DAN JOHNSON Day Phone:

Cell/other: 435-619-3112 E-mail:

EVENT DETAILS RADIO CONTROL MODEL FLYING

LOCATION ST. GEORGE CITY / REMOTE POSSIBILITIES MODEL PORT

Location Details/Address: 3780 S. 1550 W. ST. GEORGE, UT

Event	Date(s): <u>FEB 21, 22,</u>	Start time: <u>8:00 AM</u>	End time: <u>6:00 PM</u>
Set-up	Date(s): <u>FEB 19, 20</u>	Start time:	End time:
Clean-up	Date(s): <u>FEB 23</u>	Start time:	End time:

Is this a recurring event? YES If yes: daily, weekly or other? ANNUALLY

Is this a Annual Event? YES If yes: Same date and Place? YES

TYPE OF ACTIVITY check all that apply:

<input type="checkbox"/> Cycling	<input type="checkbox"/> 5K	<input type="checkbox"/> Training Event	<input type="checkbox"/> Festival
<input type="checkbox"/> Film Production	<input type="checkbox"/> Parade	<input type="checkbox"/> Sporting	<input type="checkbox"/> 10K
<input type="checkbox"/> Block Party	<input type="checkbox"/> Religious	<input type="checkbox"/> Outdoors Sales	<input type="checkbox"/> Fun run
<input type="checkbox"/> Dance	<input type="checkbox"/> 1/2 Marathon	<input checked="" type="checkbox"/> Other:	

PARTICIPANTS

Number of participants expected: 250 Number of volunteers/event staff: 30

☒ Open to the Public ☐ Private Group Party

If event is open to the public, is it: ☒ Entrance Fee/Ticketed Event? ☒ Fee for Participants Racers Runners Only

EVENT _____

Page 2 of 5

VENDORS/FOOD/ALCOHOL *check all that apply*

<input type="checkbox"/> Vendors/merchants Quantity:	<input type="checkbox"/> Vendors giving away products/services	<input type="checkbox"/> Vendors selling products/food
<input checked="" type="checkbox"/> Food	<input type="checkbox"/> given away	<input type="checkbox"/> catered by restaurants/vendors
<input type="checkbox"/> Alcoholic Beverages	<input type="checkbox"/> beer stands	<input type="checkbox"/> fenced in beer garden
	<input type="checkbox"/> liquor sales	

SW Utah Health Dept. (435) 986-2580
 prepared on site
 Utah DABC. (801) 977-6800
 Bus. Licensing. (435) 627-4740

TENTS/STAGES/STRUCTURES *(include details on site map)*

<input type="checkbox"/> Tents/Pop-up Canopies	Amount:	SG Fire Dept. (435) 627-4150
	Dimensions:	
<input type="checkbox"/> Temporary Stage	Dimensions:	

Description of Tents/Canopies/Stage, etc.:

SITE SETUP/SOUND *check all that apply (please include details on site map)*

<input type="checkbox"/> Fencing/Scaffolding	
<input type="checkbox"/> Barricades	(must obtain privately)
<input checked="" type="checkbox"/> Portable Sanitary Units	(must obtain privately)
<input type="checkbox"/> Music if yes, check all that apply	<input type="checkbox"/> Acoustic <input type="checkbox"/> Amplified
<input checked="" type="checkbox"/> PA/Audio system	Type/Description: ANNOUNCEMENTS ON SITE
<input type="checkbox"/> Fireworks / Fire Performances / Open Flame	SG Fire Dept. (435) 627-4150
<input type="checkbox"/> Propane/Gas on site	SG Fire Dept. (435) 627-4150
<input checked="" type="checkbox"/> Trash/Recycle bin coordination on site	WCSW. (435) 673-2813

ROAD & SIDEWALK USE (ENCROACHMENT PERMITS) *You may begin to coordinate in advance with these contacts*

<input type="checkbox"/> Road Use	Location:	SG City Public Works Dept. (435) 627-4050
	(please include details on site map)	
<input type="checkbox"/> Sidewalk Use	Location:	<input type="checkbox"/> Will stay on sidewalks and follow pedestrian laws
	(please include details on site map)	
<input type="checkbox"/> Parade	# of Floats:	

SECURITY/OTHER

You may begin to coordinate in advance with these contacts:

<input type="checkbox"/> Private Security/Officers	Company name:	# of Personnel:
<input type="checkbox"/> Animals	Quantity:	What kind:
<input type="checkbox"/> Motion Pictures/Videos	<input type="checkbox"/> Other:	

My signature verifies that I have completed this application to the best of my knowledge and I am aware that I am responsible for paying for City services beyond "basic City services" (if applicable to my event).

DARREL JENSEN



12-9-13

Print Applicant's Name

Applicant's Signature

Date

☐ Please do NOT include my event on the City Event Calendar Website

EVENT DESCRIPTION

PLEASE DESCRIBE YOUR EVENT IN DETAIL. ADD ANY ADDITIONAL INFORMATION OR PAGES

- *Please be sure to include any elements of your event that will help our review committee.*
-

We invite radio controlled aircraft pilots and their families to come to St. George for this two day event and fly at the St. George City / Remote Possibilities Model Port. This is an AMA (Academy of Model Aeronautics) sanctioned event. Remote Possibilities RC Club sponsors the event annually , and looks forward to seeing the many regular attendees and meeting new ones.

A pilots meeting starts the day where safety and field rules are discussed, after which flying is accommodated by first come first served at the six pilot stations. A Flight Boss supervises the flying at all times. The Pits, Flight Line and Pilot Stations are close to all but registered Pilots and Pit personnel. We provide a spectator area for lawn chair seating , and spectators can walk the entire length of the Pits viewing the aircraft and speaking with Pilots and Pit Crew across the rope barrier.

Around noon on Saturday a show/ demonstration is presented featuring new technologies in the hobby, and flying prowess by at least one of our World Champion Club Members, or an invited Guest.

Supervised flying wraps up at 5:00 PM. Most attendees will head off to dinner or other engagements, and a few die hards will hang at the field flying to dark and after. The Clubs security personnel remain at the field continually during the two days.

DRAFTAgenda Item Number : **6C**

Request For Council Action

Date Submitted 2013-12-31 12:35:29**Applicant** Joel Tucker**Quick Title** KUED Super Reader Party**Subject** Consideration of a request to waive the Special Event fee.
Consideration of a request to waive the use fee for the Town Square Park.**Discussion** The Washington County Library System (WCLS) and radio station KUED are requesting to hold a "Super Reader Party" on February 15 at Town Square. This event which is open to the public will host children through 6th grade. There will be magic and science shows in the library and outside games in Town Square.**Cost** \$0.00**City Manager Recommendation** Great event for the Town Square and the sponsor County Library BD. is one of our partners at the Square. Recommend approval.**Action Taken****Requested by** Bill Swensen**File Attachments** [KUED Super Reader Party.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [KUED Super Reader Party.pdf](#)

FEBRUARY 15, 2014

FOR OFFICE USE ONLY

Insurance Received:	Date Received: <u>12-14-13</u>
Application Fee Paid	Date Paid:



**SPECIAL EVENT
PERMIT APPLICATION
CITY OF ST. GEORGE**

City of St. George Special Events
175 E. 200 North

Phone: (435) 627-4128

Fax: (435) 627-4430

St. George, UT 84770

Washington County Library

events@sgcity.org

EVENT NAME: KUED Super Reader Party

Applicant's Name: Joel Tucker

Organization: Washington County Library System

Mailing Address: 88 W 100 N

City, State, Zip: St. George UT 84770

Day Phone: 435-634-5737 EXT 2283 Cell/other: 435-256-6326

E-mail: joel.tucker@washco.lib.ut.us

Event Web Address (if applicable): —

Alternate contact name: Bonnie Mellor

Day Phone: 435-256-6326

Cell/other: 435-705-8342

E-mail: bonnie.mellor@washco.lib.ut.us

EVENT DETAILS

LOCATION

Location Details/Address:

Event	Date(s): <u>2-15-14</u>	Start time: <u>10 AM</u>	End time: <u>3 PM</u>
Set-up	Date(s): <u>11</u>	Start time: <u>9 AM</u>	End time: <u>10 AM</u>
Clean-up	Date(s): <u>11</u>	Start time: <u>3 PM</u>	End time: <u>5 PM</u>

Is this a recurring event? No If yes; daily, weekly or other?

Is this a Annual Event? No If yes; Same date and Place?

TYPE OF ACTIVITY check all that apply:

<input type="checkbox"/> Cycling	<input type="checkbox"/> 5K	<input type="checkbox"/> Training Event	<input type="checkbox"/> Festival
<input type="checkbox"/> Film Production	<input type="checkbox"/> Parade	<input type="checkbox"/> Sporting	<input type="checkbox"/> 10K
<input type="checkbox"/> Outdoors Sales	<input type="checkbox"/> Fun run	<input type="checkbox"/> Dance	<input type="checkbox"/> 1/2 Marathon
			<input checked="" type="checkbox"/> Other: <u>Children Activities</u>

PARTICIPANTS

Number of participants expected: 1,500

Number of volunteers/event staff: 6

☒ Open to the Public

☐ Private Group/Party

If event is open to the public, is it: ☐ Entrance Fee/Ticketed Event?

☐ Fee for Participants/Racers/Runners Only

SPECIAL EVENT PERMIT APPLICATION

EVENT _____

Page 2 of 5

VENDORS/FOOD/ALCOHOL *check all that apply*

<input type="checkbox"/> Vendors/merchants	Quantity:	<input type="checkbox"/> Vendors <i>giving</i> away products/services	<input type="checkbox"/> Vendors <i>selling</i> products/food
<input checked="" type="checkbox"/> Food		SW Utah Health Dept., (435) 986-2580	
<input checked="" type="checkbox"/> given away	<input type="checkbox"/> catered by restaurants/vendors	<input type="checkbox"/> prepared on site	
<input type="checkbox"/> Alcoholic Beverages		Utah DABC, (801) 977-6800	
<input type="checkbox"/> beer stands	<input type="checkbox"/> fenced in beer garden	<input type="checkbox"/> liquor sales	Bus. Licensing, (435) 627-4740

TENTS/STAGES/STRUCTURES *(include details on site map)*

<input type="checkbox"/> Tents/Pop-up Canopies	Amount:	SG Fire Dept. (435) 627- 4150
	Dimensions:	
<input type="checkbox"/> Temporary Stage	Dimensions:	
Description of Tents/Canopies/Stage, etc.:		

SITE SETUP/SOUND *check all that apply (please include details on site map)*

<input type="checkbox"/> Fencing/Scaffolding	
<input type="checkbox"/> Barricades	<i>(must obtain privately)</i>
<input type="checkbox"/> Portable Sanitary Units	<i>(must obtain privately)</i>
<input type="checkbox"/> Music <i>if yes, check all that apply</i>	<input type="checkbox"/> Acoustic <input type="checkbox"/> Amplified
<input type="checkbox"/> PA/Audio system	Type/Description:
<input type="checkbox"/> Fireworks / Fire Performances / Open Flame	SG Fire Dept. (435) 627- 4150
<input type="checkbox"/> Propane/Gas on site	SG Fire Dept. (435) 627- 4150
<input type="checkbox"/> Trash/Recycle bin coordination on site	WCSW, (435) 673-2813

ROAD & SIDEWALK USE (ENCROACHMENT PERMITS) *You may begin to coordinate in advance with these contacts*

<input type="checkbox"/> Road Use	Location:	SG City Public Works Dept., (435) 627-4050
	<i>(please include details on site map)</i>	
<input type="checkbox"/> Sidewalk Use	Location:	<input type="checkbox"/> Will stay on sidewalks and follow pedestrian laws
	<i>(please include details on site map)</i>	
<input type="checkbox"/> Parade	# of Floats:	

SECURITY/OTHER

You may begin to coordinate in advance with these contacts:

<input type="checkbox"/> Private Security/Officers	Company name:	# of Personnel:
<input type="checkbox"/> Animals	Quantity:	What kind:
<input type="checkbox"/> Motion Pictures/Videos	<input type="checkbox"/> Other:	

My signature verifies that I have completed this application to the best of my knowledge and I am aware that I am responsible for paying for City services beyond "basic City services" (if applicable to my event).

Joel Tucker
Print Applicant's Name


Applicant's Signature

12/13/13
Date

☒ Please do NOT include my event on the City Event Calendar Website

SPECIAL EVENT PERMIT APPLICATION

EVENT _____

Page 3 of 5

EVENT DESCRIPTION

PLEASE DESCRIBE YOUR EVENT IN DETAIL ADD ANY ADDITIONAL INFORMATION OR PAGES

- Please be sure to include any elements of your event that will help our review committee.

Along with KUED the WCLS wants to hold a "Super Reader Party" for children through sixth grade. There will be magic and science shows in the library. We would like to put up three bounce houses and ~~a~~ library staff will set up a table with an easy craft and also five to six carnival type games. Snacks will be given to children who earned a ticket for completion of the "KUED Reading Marathon". Inside the library will be a magic show & a science show for ticket holders only. WE MAY ALSO CONSIDER OUTSIDE shows without tickets. The bounce houses and games will be open to the public.

DRAFTAgenda Item Number : **6D**

Request For Council Action

Date Submitted 2013-12-31 09:28:37**Applicant** Milt Taylor**Quick Title** Utah Lions Foundation "Walk with the Blind Challenge"**Subject** Consideration of a request to waive the Special Event fee.
Consideration of a request to waive the use fee for the Tonaquint Park facility.**Discussion** The 2014 Utah Lions-Mid Winter Social is scheduled for February 7-8 in St George. In conjunction with this event there will be a "Walk with the Blind Challenge" held at the Tonaquint Park and Nature Center on Friday, February 7 at 4 pm. This activity is in support of the Utah Foundation for the Blind and Visually Impaired and the Lions Club.**Cost** \$0.00**City Manager Recommendation** Certainly a great event for a worthy cause. Recommend approval.**Action Taken****Requested by** Bill Swensen**File Attachments** [CC Utah Lions Knights of the Blind Crusade.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [CC Utah Lions Knights of the Blind Crusade.pdf](#)

FOR OFFICE USE ONLY

Insurance Received:	Date Received:
Application Fee Paid	Date Paid:



SPECIAL EVENT PERMIT APPLICATION CITY OF ST. GEORGE

City of St. George Special Events
175 E. 200 North
St. George, UT 84770

Phone: (435) 627-4128
Fax: (435) 627-4430
events@sgcity.org

EVENT NAME:

Applicant's Name: District Governor Beverly Thomas
 Organization: Multi District 28 Utah Lions
 Mailing Address: 90 West 100 South
 City, State, Zip: Ephraim, UT 84627-1331
 Day Phone: 435-283-4188 Cell/other: 435-340-1050
 E-mail: bt1e@mail.manti.com or thomasb@sanpeteso.org
 Event Web Address (if applicable): Utahlionsclubs.com
 Alternate contact name: Milt Taylor Day Phone: 801-691-0985
 Cell/other: 435-801-913-2533 E-mail: miltjotaylor@gmail.com

EVENT DETAILS Utah Lions Knights of the Blind Crusade
LOCATION Tonaquint Park, 1851 South Dixie Drive, St Geo

Location Details/Address: North Pavilion and overflow parking lot

Event	Date(s): <u>Fri, February 7, 2014</u>	Start time: <u>1600 hrs</u>	End time: <u>1900 hrs</u>
Set-up	Date(s): <u>Fri, February 7, 2014</u>	Start time: <u>0900 hrs</u>	End time: <u>1400 hrs</u>
Clean-up	Date(s): <u>Fri, February 7, 2014</u>	Start time: <u>1900 hrs</u>	End time: <u>2000 hrs</u>

Is this a recurring event? NO If yes; daily, weekly or other?

Is this a Annual Event? hopefully If yes; Same date and Place? hopefully

TYPE OF ACTIVITY check all that apply:

<input type="checkbox"/> Cycling	<input type="checkbox"/> 5K	<input type="checkbox"/> Training Event	<input type="checkbox"/> Festival
<input type="checkbox"/> Film Production	<input type="checkbox"/> Parade	<input type="checkbox"/> Sporting	<input type="checkbox"/> 10K
<input type="checkbox"/> Outdoors Sales	<input type="checkbox"/> Fun run	<input type="checkbox"/> Dance	<input type="checkbox"/> 1/2 Marathon
<input checked="" type="checkbox"/> Other: <u>Fundraiser for the Blind</u>			

PARTICIPANTS

Number of participants expected: 100 ? Number of volunteers/event staff: 20
☒ Open to the Public 4-6 pm ☒ Private Group/Party 6-8 pm
 If event is open to the public, is it: ☐ Entrance Fee/Ticketed Event? ☐ Fee for Participants/Racers/Runners Only
Donation only

EVENT _____

SPECIAL EVENT PERMIT APPLICATION

Page 2 of 5

VENDORS/FOOD/ALCOHOL *check all that apply*

- ☐ Vendors/merchants Quantity: _____
☐ Vendors giving away products/services ☐ Vendors selling products/food
☒ Food only for Lions, simple prepared food ☐ SW Utah Health Dept., (435) 986-2580
☐ given away ☐ catered by restaurants/vendors ☐ prepared on site
☐ Alcoholic Beverages Utah DABC, (801) 977-6800
☐ beer stands ☐ fenced in beer garden ☐ liquor sales Bus. Licensing, (435) 627-4740

TENTS/STAGES/STRUCTURES *(include details on site map)*

- ☒ Tents/Pop-up Canopies Amount: four (4) SG Fire Dept. (435) 627-4150
Dimensions: ten x ten ft
☐ Temporary Stage Dimensions: _____

Description of Tents/Canopies/Stage, etc.: canopies to be stations for you to walk to
from the North Pavilion

SITE SETUP/SOUND *check all that apply (please include details on site map)*

- ☐ Fencing/Scaffolding
☐ Barricades
☐ Portable Sanitary Units (must obtain privately)
☐ Music if yes, check all that apply ☐ Acoustic ☐ Amplified (must obtain privately)
☒ PA/Audio system Type/Description: portable, and we will provide
☐ Fireworks / Fire Performances / Open Flame SG Fire Dept. (435) 627-4150
☐ Propane/Gas on site SG Fire Dept. (435) 627-4150
☐ Trash/Recycle bin coordination on site WCSW, (435) 673-2813

ROAD & SIDEWALK USE (ENCROACHMENT PERMITS) *You may begin to coordinate in advance with these contacts*

- ☐ Road Use Location: SG City Public Works Dept.,
(please include details on site map) (435) 627-4050
☒ Sidewalk Use Location: Tonaquint Park ☒ Will stay on sidewalks and
(please include details on site map) follow pedestrian laws
☐ Parade # of Floats: _____

SECURITY/OTHER

- You may begin to coordinate in advance with these contacts:*
☐ Private Security/Officers Company name: _____ # of Personnel: _____
☐ Animals Quantity: _____ What kind: _____
☐ Motion Pictures/Videos ☐ Other: _____

My signature verifies that I have completed this application to the best of my knowledge and I am aware that I am responsible for paying for City services beyond "basic City services" (if applicable to my event).

Beverly Thomas

Print Applicant's Name

Beverly Thomas

Applicant's Signature

12-31-13

Date

- ☐ Please do NOT include my event on the City Event Calendar Website

EVENT _____

SPECIAL EVENT PERMIT APPLICATION

Page 3 of 5

EVENT DESCRIPTION

PLEASE DESCRIBE YOUR EVENT IN DETAIL ADD ANY ADDITIONAL INFORMATION OR PAGES

- *Please be sure to include any elements of your event that will help our review committee.*

Lions Club International is the largest service club organization in the world. We have more than 1.35 million members in 208 countries. It was founded in 1918 in Chicago, Illinois.

Utah Lions clubs had been active since before Helen Keller challenged the Lions in 1924 to become "Knights of the Blind". Our history and roots are in helping the blind.

The St. George Lions are our largest club in the District and they have been serving St. George since 1934 with their 81 members.

Each year Lions in Utah meet in Utah's Dixie for a Mid Winter Social. As always, Lions want to be of service to the community they are in. We have a large fundraiser in Northern Utah "Walk with the Blind" during the fall and we wanted to have another fundraiser in the winter to help blind organizations in your area.

The St. George Lions donate to the National Federation of the Blind, Red Rocks Chapter and we have chosen this organization, along with the Utah Lions Foundation, to split any funds from our fundraiser on Friday, February 7th.

Since this is our first fundraiser in this venue, we will start with it small. We hope to grow as large as our fall Walk With the Blind and have many travel to participate in this worthy event.

As we are Knights of the Blind, we are using a renaissance faire to have educational booths (how does a blind person use current technology, promotion of Braille, free eye screening, cooking without looking and a crusade against the great dragon blindness.)

We have meetings the next day in St. George and a goal during this social is for all Lions to know about the Tonaquint Park and Nature Center and the great "Dixie" hospitality.

There is a \$75 permit fee and it is requested the City waive this fee and we will donate that amount towards the fundraising. Lions are always willing to do service in your community and as Knights, will continue our crusade against blindness.

DRAFTAgenda Item Number : **6E**

Request For Council Action

Date Submitted 2013-12-31 08:39:12**Applicant** Gregg McArthur**Quick Title** "Starry Night" Annual Awards and Installation Banquet**Subject** Consideration of a request to waive the Special Event fee.
Consideration of a request to waive the use fee for the Multi-Use Facility at the Ridge Top Complex.**Discussion** The 2013 Annual Recognition Awards Banquet will be held on February 1 from 6:30-10 pm within the North Hangar building (multiple use facility) at the former St George Airport. This event will celebrate the achievements of those individuals and/or businesses that have made an impact within the community.**Cost** \$0.00**City Manager Recommendation** Another great event for our Ridge Top complex. Recommend approval.**Action Taken****Requested by** Bill Swensen**File Attachments****Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments**

DRAFTAgenda Item Number : **6F**

Request For Council Action

Date Submitted 2013-12-31 07:51:34**Applicant** Bobbi Wan-Kier**Quick Title** Arts to Zion Studio Tour**Subject** Consideration of a request to waive the Special Event fee.**Discussion** This annual event will occur on January 17th - 20th with a self-guided art adventure through St George City and surrounding communities in Washington County. A Silent Auction will also be held at the historic Main Street Theater in Downtown St George.**Cost** \$0.00**City Manager Recommendation** Annual event and is a great event for our downtown and the art community. Recommend approval.**Action Taken****Requested by** Bill Swensen**File Attachments** [Arts to Zion Studio Tour.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Arts to Zion Studio Tour.pdf](#)

FOR OFFICE USE ONLY

Insurance Received:	Date Received:
Application Fee Paid	Date Paid:



SPECIAL EVENT PERMIT APPLICATION CITY OF ST. GEORGE

City of St. George Special Events
175 E. 200 North
St. George, UT 84770

Phone: (435) 627-4128
Fax: (435) 627-4430
events@sgcity.org

EVENT NAME: ARTS TO ZION STUDIO TOUR

Applicant's Name: BOBBY WAD-KIER

Organization: SOUTHERN UTAH ART GUILD (FISCAL SPONSOR)

Mailing Address: P.O. Box 2421

City, State, Zip: ST GEORGE, UT 84771

Day Phone: 435-216-2651 Cell/other:

E-mail: WCAZ@LIVE.COM

Event Web Address (if applicable): WWW.ARTSTOZION.COM

Alternate contact name: DAVID HANSEN Day Phone: 435 590-7801

Cell/other: E-mail: DJHANSEN@ME.COM

EVENT DETAILS

LOCATION: WASH. CO STGEORGE + SILENT AUCTION

Location Details/Address: MAIN TICKETS - 35 MAIN STG, UT 84770

Event	Date(s): <u>JAN 17-20, 2014</u>	Start time: <u>10 AM</u>	End time: <u>6 PM</u>
Set-up	Date(s): <u>JAN 16</u>	Start time: <u>10 AM</u>	End time: <u>5 PM</u>
Clean-up	Date(s): <u>JAN 21</u>	Start time: <u>10 AM</u>	End time: <u>5 PM</u>

Is this a recurring event? YES If yes; daily, weekly or other? YEARLY

Is this a Annual Event? YES If yes; Same date and Place? WASH. CO ART STUDIOS

TYPE OF ACTIVITY check all that apply:

<input type="checkbox"/> Film Production	<input type="checkbox"/> Parade	<input type="checkbox"/> Cycling	<input type="checkbox"/> 5K	<input type="checkbox"/> Training Event	<input type="checkbox"/> Festival
<input type="checkbox"/> Outdoors Sales	<input type="checkbox"/> Fun run	<input type="checkbox"/> Sporting	<input type="checkbox"/> 10K	<input type="checkbox"/> Block Party	<input type="checkbox"/> Religious
		<input type="checkbox"/> Dance	<input type="checkbox"/> 1/2 Marathon	<input checked="" type="checkbox"/> Other: <u>STUDIO TOUR + GALLERY WALK</u>	

PARTICIPANTS

Number of participants expected: 70 Number of volunteers/event staff: 20

☒ Open to the Public GALLERY / FREE ☒ Private Group/Party TICKETS TO PRIVATE

If event is open to the public, is it: ☐ Entrance Fee/Ticketed Event? ☐ Fee for Participants/Racers/Runners Only SWDPS \$10.-

SOUTHERN UTAH ART GUILD FED ID # 46-2680471
(NON-PROFIT)

UTAH SPECIAL EVENT SALES TAX # _____

SPECIAL EVENT PERMIT APPLICATION

EVENT _____

Page 2 of 5

VENDORS/FOOD/ALCOHOL *check all that apply*

- ☐ Vendors/merchants Quantity: *NO - HAVE IN AS PER DISCUSSION*
- ☐ Vendors giving away products/services ☐ Vendors selling products/food
- ☐ Food *SW Utah Health Dept., (435) 986-2580*
- ☐ given away ☐ catered by restaurants/vendors ☐ prepared on site
- ☐ Alcoholic Beverages *Utah DABC, (801) 977-6800*
- ☐ beer stands ☐ fenced in beer garden ☐ liquor sales *Bus. Licensing, (435) 627-4740*

TENTS/STAGES/STRUCTURES *(include details on site map)*

- ☐ Tents/Pop-up Canopies Amount: *SG Fire Dept. (435) 627-4150*
- ☐ Temporary Stage Dimensions:
- Description of Tents/Canopies/Stage, etc.:

SITE SETUP/SOUND *check all that apply (please include details on site map)*

- ☐ Fencing/Scaffolding
- ☐ Barricades
- ☐ Portable Sanitary Units *(must obtain privately)*
- ☐ Music if yes, check all that apply ☐ Acoustic ☐ Amplified *(must obtain privately)*
- ☐ PA/Audio system Type/Description:
- ☐ Fireworks / Fire Performances / Open Flame *SG Fire Dept. (435) 627-4150*
- ☐ Propane/Gas on site *SG Fire Dept. (435) 627-4150*
- ☐ Trash/Recycle bin coordination on site *WCSW, (435) 673-2813*

ROAD & SIDEWALK USE (ENCROACHMENT PERMITS) *You may begin to coordinate in advance with these contacts*

- ☒ Road Use *SIGNALIE / DIRECTIONAL* Location: *ALL OVER ST. GEO* *SG City Public Works Dept., (435) 627-4050*
- ☐ Sidewalk Use Location: *SHOWN ON MAPS* ☐ Will stay on sidewalks and follow pedestrian laws
- ☐ Parade # of Floats:

SECURITY/OTHER

- ☐ Private Security/Officers Company name: # of Personnel:
- ☐ Animals Quantity: What kind:
- ☐ Motion Pictures/Videos ☐ Other:

My signature verifies that I have completed this application to the best of my knowledge and I am aware that I am responsible for paying for City services beyond "basic City services" (if applicable to my event).

Bobbi Wan-Kier *12/13/14*

Print Applicant's Name Applicant's Signature Date

- ☐ Please do NOT include my event on the City Event Calendar Website

PLEASE DO ADD TO CALENDAR!

Dear St George City Council and Staff:

The "Arts to Zion" Artists Studio Tour/ Washington County, Utah is a self-guided tour which will be held Jan. 17-20th, 2014. (Fri. Sat. 17-18th 10am -6pm Sun. 19th 1pm-6 and Mon. 20th 10am-6pm) The "Public Studio tour" artists will be on a free map that can be downloaded from www.ArtstoZion.com. The "Parade of Home Studios" will cost \$10. And you will receive a punch card and detailed map to their homes. Fully validated punch cards will be entered into a drawing for several weekend get-away packages, donated by local sponsoring hotels and restaurants.

There will be drawings sponsored by local businesses at several of the public locations too...everybody will have a chance to win!

A Silent Auction comprised of original artwork, created by this year's artists will be on display at the Historic Main Street Theater, 35 North Main Street, St George from 9am Fri. Jan 17 until Jan. 20th, closing at 12noon.

Winners of the auction will be notified before 3pm. Winners need not be present, but will need to make arrangements to redeem their art before the end of the business day.

PLEASE NOTE: some locations are closed on Sunday, so carefully study map before planning your tour on Sunday.

Venues will be clearly marked (CLOSED SUNDAY) if they are Closed Sunday in the detail on maps and on the printed tickets.

Historic Main St. Theater (Downtown St George, 35 North Main)

Sunset Framer (St. George, 929 W. Sunset Blvd #2),

Fibonacci Fine Art Gallery (1495 S Black Ridge Dr St George, UT 84770)

Fusion Organic Salon/DHA Design Studio and Art Gallery (St. George, 275 N. 100 E.)

Juniper Sky Fine Art Gallery in the Kayenta Art Village (Ivins, 875 Coyote Gulch Ct.)

Silver Reef Museum (Leeds, 1903 Wells Fargo Rd.)

Worthington Gallery (Springdale, 789 Zion Park Blvd),

DRAFTAgenda Item Number : **6G**

Request For Council Action

Date Submitted 2013-12-31 13:23:29**Applicant** Ashley Gilreath**Quick Title** Wilderness Festival**Subject** Consideration of a request to hold a Wilderness Festival at the Pioneer Park**Discussion** The Citizens for Dixie's Future and the BLM are seeking to hold a Wilderness Festival on April 25 at Pioneer Park. This event which is free to the public will encompass booths for information, lectures/workshops on wilderness skills and music by local artists.**Cost** \$0.00**City Manager Recommendation** Probably a good location for an event of this type.**Action Taken****Requested by** Bill Swensen**File Attachments** [Wilderness Festival.pdf](#)**Approved by Legal Department?****Approved in Budget?** **Amount:****Additional Comments****Attachments** [Wilderness Festival.pdf](#)

FOR OFFICE USE ONLY

Insurance Received:	Date Received:
Application Fee Paid	Date Paid:



SPECIAL EVENT PERMIT APPLICATION CITY OF ST. GEORGE

City of St. George Special Events
175 E. 200 North
St. George, UT 84770

Phone: (435) 627-4128
Fax: (435) 627-4430
events@sgcity.org

EVENT NAME:

Applicant's Name: Ashley Gilreath

Organization: Citizens for Dixie's Future

Mailing Address: 321 N Mall Dr, B202

City, State, Zip: St. George, Ut 84790

Day Phone: 435-767-8121

Cell/other:

E-mail: ashley@citizensfordixie.org

Event Web Address (if applicable): suncif.org/wilderness (not ☒)

Alternate contact name: Leann S.

Day Phone: 435-215-8619

Cell/other:

E-mail:

EVENT DETAILS**LOCATION**

Location Details/Address: Pioneer Park on Red Hills Parkway

Event	Date(s): April 25, 2014	Start time: 4:00	End time: 7:00
Set-up	Date(s): April 25, 2014	Start time: 2:00	End time: 4:00
Clean-up	Date(s): April 25, 2014	Start time: 7:00	End time: 8:30

Is this a recurring event? no

If yes; daily, weekly or other?

Is this a Annual Event? no

If yes; Same date and Place?

TYPE OF ACTIVITY *check all that apply:*

<input type="checkbox"/> Film Production	<input type="checkbox"/> Parade	<input type="checkbox"/> Cycling	<input type="checkbox"/> 5K	<input type="checkbox"/> Training Event	<input checked="" type="checkbox"/> Festival
<input checked="" type="checkbox"/> Outdoors Sales	<input type="checkbox"/> Fun run	<input type="checkbox"/> Sporting	<input type="checkbox"/> 10K	<input type="checkbox"/> Block Party	<input type="checkbox"/> Religious
		<input type="checkbox"/> Dance	<input type="checkbox"/> ½ Marathon	<input type="checkbox"/> Other:	

PARTICIPANTS

Number of participants expected: 500

Number of volunteers/event staff: ~35

☒ **Open to the Public**

☐ **Private Group/Party**

If event is open to the public, is it: ☐ **Entrance Fee/Ticketed Event?**

☐ **Fee for Participants/Racers/Runners Only**

SPECIAL EVENT PERMIT APPLICATION

EVENT _____

Page 2 of 5

VENDORS/FOOD/ALCOHOL *check all that apply*

<input checked="" type="checkbox"/> Vendors/merchants	Quantity: 20	<input type="checkbox"/> Vendors <i>giving</i> away products/services	<input type="checkbox"/> Vendors <i>selling</i> products/food
<input type="checkbox"/> Food	<input type="checkbox"/> given away	<input type="checkbox"/> catered by restaurants/vendors	<input type="checkbox"/> prepared on site
<input type="checkbox"/> Alcoholic Beverages	<input type="checkbox"/> beer stands	<input type="checkbox"/> fenced in beer garden	<input type="checkbox"/> liquor sales

SW Utah Health Dept., (435) 986-2580
Utah DABC, (801) 977-6800
Bus. Licensing, (435) 627-4740

TENTS/STAGES/STRUCTURES *(include details on site map)*

<input checked="" type="checkbox"/> Tents/Pop-up Canopies	Amount: 20-25	SG Fire Dept. (435) 627- 4150
	Dimensions: limit of 10 x 10	
<input type="checkbox"/> Temporary Stage	Dimensions:	

Description of Tents/Canopies/Stage, etc.: we will be using an area as a stage but not actually installing

SITE SETUP/SOUND *check all that apply (please include details on site map)*

<input type="checkbox"/> Fencing/Scaffolding	
<input type="checkbox"/> Barricades	
<input checked="" type="checkbox"/> Portable Sanitary Units	(must obtain privately)
<input checked="" type="checkbox"/> Music <i>if yes, check all that apply</i>	(must obtain privately)
<input type="checkbox"/> Acoustic	
<input checked="" type="checkbox"/> Amplified	
<input type="checkbox"/> PA/Audio system	Type/Description:
<input type="checkbox"/> Fireworks / Fire Performances / Open Flame	SG Fire Dept. (435) 627- 4150
<input type="checkbox"/> Propane/Gas on site	SG Fire Dept. (435) 627- 4150
<input checked="" type="checkbox"/> Trash/Recycle bin coordination on site	WCSW, (435) 673-2813

ROAD & SIDEWALK USE (ENCROACHMENT PERMITS) *You may begin to coordinate in advance with these contacts*

<input type="checkbox"/> Road Use	Location:	SG City Public Works Dept., (435) 627-4050
	(please include details on site map)	
<input type="checkbox"/> Sidewalk Use	Location:	<input type="checkbox"/> Will stay on sidewalks and follow pedestrian laws
	(please include details on site map)	
<input type="checkbox"/> Parade	# of Floats:	

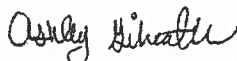
SECURITY/OTHER

<input type="checkbox"/> Private Security/Officers	Company name: BLM	# of Personnel: 2 at least. 1 will be BLM
<input type="checkbox"/> Animals	Quantity: 3-5	What kind: raptor, possibly condors
<input type="checkbox"/> Motion Pictures/Videos	<input type="checkbox"/> Other:	

My signature verifies that I have completed this application to the best of my knowledge and I am aware that I am responsible for paying for City services beyond "basic City services" (if applicable to my event).

Ashley Gilreath

Print Applicant's Name



Applicant's Signature

Digitally signed by Ashley Gilreath
DN: cn=Ashley Gilreath, o=CDF, ou,
email=ashley@citizensfordixie.org, c=US
Date: 2013.12.02 09:39:30 -07'00'

Date

☐ Please do NOT include my event on the City Event Calendar Website

EVENT _____ -

SPECIAL EVENT PERMIT APPLICATION

Page 3 of 5

EVENT DESCRIPTION

PLEASE DESCRIBE YOUR EVENT IN DETAIL ADD ANY ADDITIONAL INFORMATION OR PAGES

- *Please be sure to include any elements of your event that will help our review committee.*
-

We will be holding a Wilderness Festival to celebrate the wilderness in Washington County. The festival will fall into three main sections:

1. Booths containing information on the different areas, local recreation companies selling outdoor gear & supplies, and other vendors.
2. Lectures/Workshops - An area for lectures and workshops will run throughout the day focusing on different Wilderness skills. Some of the planned workshops include: wilderness first aid, outdoor photography, and raptors.
3. Music- we will set up an area in between the first two sections with live music.

Security Plan

We will have two federal law enforcement staff helping out with the event. BLM has already committed one person and we are waiting to hear back from the Forest Service on another.

The main information booth will also have first aid kits and any relevant information. CDF has a emergency planning template that we fill out and use when we host events.

See Close-Up Map for Legend.

Handicapped
Parking

Parking

Parking

Parking

Parking

Parking

Parking

SME Overlook Trail

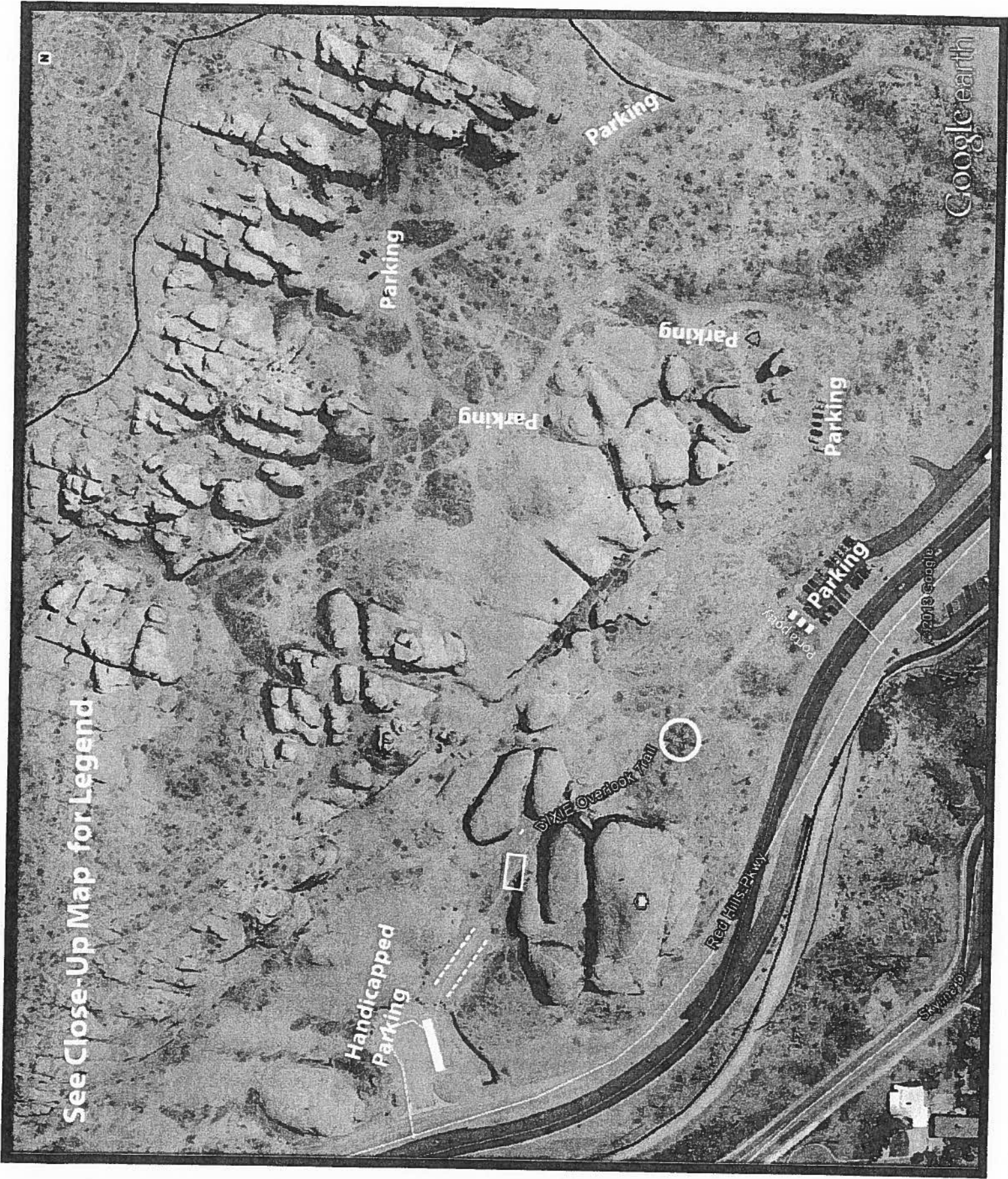
Red Hills Pkwy

Skyway

© 2013 Google

Google earth

N



Close-Up Map

N

Handicapped
Parking

Food Vendors

Interactive/Educational Booths

Natural
Music Stage

Information
Booth

DWV Overlook Trail

Workshops

© 2013 Google

Red Hills

Google earth

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 7, 2013, 4:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

Mayor Pro Tem Gail Bunker
Councilmember Jon Pike
Councilmember Gil Almquist
Councilmember Ben Nickle
Councilmember Jimmie Hughes
Support Services Manager Marc Mortensen
City Attorney Shawn Guzman
City Recorder Christina Fernandez

OPENING:

Mayor Pro Tem Bunker called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by City Attorney Shawn Guzman and the invocation was offered by Councilmember Almquist.

Mayor Pro Tem Bunker mentioned the candidates who ran for office. She thanked them for putting forth the effort. She introduced the newly elected Councilmembers Joe Bowcutt and Michele Randall and congratulated Mayor elect Jon Pike. In addition, she thanked Mayor McArthur for his years of service. She invited all scouts in the audience to introduce themselves.

Mayor Pro Tem Bunker advised item 6I will be postponed until the next meeting.

FINANCIAL STATEMENT:

Consider approval of the financial statement for September, 2013.

Support Services Manager Marc Mortensen advised Finance Director Philip Peterson usually presents the financial statements; however he is in Japan at this time. He stated that everything looks in line and the City did see a 2% increase in sales tax.

MOTION: A motion was made by Councilmember Pike to approve the financial statement for September, 2013.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for three (3) Gillig 35' Transit Buses.

Purchasing Manager Connie Hood advised the Suntran Division is requesting to cancel the 29' bus approved in September and purchase three 35' buses with Gillig. The price for the buses is \$383,571 each, which will be adjusted with the time frame not to exceed \$410,000 each for a total of \$1,230,000.00.

Support Services Manager Marc Mortensen stated the lead time is about 18 months, this request is to begin the process.

MOTION: A motion was made by Councilmember Almquist to approve the purchase of the three 35' buses for Suntran not to exceed \$1,230,000.00.

SECOND: The motion was seconded by Councilmember Nickle.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PROFESSIONAL SERVICES AGREEMENT:

Consider approval of a professional services agreement with Bowen Collins and Associates for engineering, design and construction management services for the Riverside Drive HMGP project.

Purchasing Manager Connie Hood advised the cost of the contract will be \$14,931.00.

Mayor Pro Tem Bunker stated this is to mitigate the damage caused by the flooding of the Virgin River.

MOTION: A motion was made by Councilmember Hughes to award the bid for \$14,931.00 to Bowen & Collins.

SECOND: The motion was seconded by Councilmember Pike.

Councilmember Almquist noted in order for FEMA is to share in the cost, the City is required to have a 3rd party for construction management. Staff performs as much of the work as they can.

Ms. Hood stated the actual agreement amount is \$59,723.00; the City's portion is \$14,931.00.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for an EZ Hauler 5500 Track Unit, Self Storing Auger and Bucket Truck Assembly for the Power Department.

Purchasing Manager Connie Hood advised Conley Engineering is a sole source to purchase an EZ Hauler 5500 Track Unit, Self Storing Auger and Bucket Truck Assembly for \$151,383.00 which is in this year's budget. Although the amount does exceed what was budgeted, money was saved in other areas.

MOTION: A motion was made by Councilmember Nickle to approve the bid.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

AWARD OF BID:

Consider award of bid for four (4) 2014 SUV's for the Police Department.

Purchasing Manager Connie Hood advised this request is to purchase four 2014 SUV's with eco boost system engines. The only supplier who bid the correct specifications was Larry H. Miller out of Sandy. Each vehicle will cost \$32,577.00 for a total of \$128,308.00.

Councilmember Pike asked for more information regarding the type of vehicles.

Support Services Manager Marc Mortensen advised vehicle is called the Interceptor, the police line of the Ford SUV. Eco boost engines were requested by the Fleet Division after examining the specifications. The vehicles were approved in this year's budget.

MOTION: A motion was made by Councilmember Almquist to approve the purchase of four 2014 SUV's for the Police Department in the amount of \$128,308.00 from Larry H. Miller.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

CHANGE ORDER:

Consider approval of a change order to have Ridge Rock, Inc. crack seal additional roadways.

Purchasing Manager Connie Hood advised this change order will allow for an additional 1.65 million square feet of roadway to be crack sealed. The amount of the change order is \$86,250.00.

MOTION: A motion was made by Councilmember Pike to approve the change order for Ridge Rock, Inc. to crack seal additional roadways in the amount of \$86,250.00.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

FULL SERVICE RESTAURANT LIQUOR LICENSE:

Consider approval of a full service restaurant liquor license for Jazzy's Rock N Roll Grill located at 185 North Bluff Street. Reid Smeltzer, applicant.

Business Licence Officer Shiloh Kirkland advised this is an existing license that the applicant has had since 2009. He is simply changing the classification from a limited service restaurant liquor license to a full service restaurant liquor license. The State requires a new local consent to be signed; the applicant has met all requirements.

Reid Smeltzer, owner of Jazzy's Rock N Roll Grill, stated that although he was approved for another location, he decided to stay in the current location since widening Bluff Street has been postponed. He is now requesting a full service liquor license for the current location. The current building cannot be expanded, therefore it will stay the way it is.

Councilmember Almquist noted the address is 285 North Bluff, not 185 North Bluff as it states on the agenda as well as the attachments.

MOTION: A motion was made by Councilmember Pike to approve the full service restaurant liquor license for Jazzy's Rock N Roll Grill located at 285 North Bluff Street.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

FULL SERVICE LIQUOR LICENSE:

Consider approval of a full service restaurant liquor license for Bout Time Pub & Grub located at 929 West Sunset Boulevard. Dean Barnett, applicant.

Business License Officer Shiloh Kirkland advised the applicant is requesting a full service restaurant liquor license for a new restaurant.

Dean Barnett, owner of Bout Time Pub & Grub stated they will open in December. It will not be a bar, rather a sports pub that offers family friendly services and will include a banquet area. They are a franchise from Salt Lake City.

MOTION: A motion was made by Councilmember Hughes to approve the full service liquor license.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARING:

City Planner Ray Snyder advised that the Planning Commission, at its meeting held October 22, 2013, recommended that a public hearing be scheduled for November 21, 2013 to consider a zone change request for Foremaster - Medical Center Drive from R-1-10 to AP on 15.77 acres and to OS on 28.77 acres located on Medical Center Drive at approximately 600 South.

Councilmember Pike advised he will decline to participate due to fact that IHC Health Services is his employer.

MOTION: A motion was made by Councilmember Almquist to set the public hearing for item 1A as stated.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARINGS:

City Planner Ray Snyder advised that the Planning Commission, at its meeting held October 22, 2013, recommended that public hearings be scheduled for November 21, 2013 to consider (1) a zone change for a future phase of the Blackberry Court subdivision on 2.81 acres located at approximately 1150 West Blackberry Circle; the project will be known as Blackberry Court Phase 3; (2) a zone change request from RE 12. To R-1-10 on 5.011 acres located generally on the west side of 2160 East and north of 2450 South; the project will be known as the Hughes Subdivision; and (3) a zone change request for a future subdivision to be called Cornerstone on two parcels from RE-12.5 on 10.6 acres and A-1 to R-1-10 on 11.9 acres generally located southeast of the intersection of Seegmiller Drive and 3000 East.

Councilmember Hughes advised he will vote on setting the public hearing; however due to a conflict, when the Hughes Subdivision is heard on November 21st, he will step out of the room.

MOTION: A motion was made by Councilmember Almquist to set the public hearings on items 1B, 1C and 1D for November 21, 2013.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Fort Pierce Business Park Lot 1, a 3 lot industrial/manufacturing subdivision on 4.22 acres located at 3662 South River Road. The applicant would like to subdivide the parcel into 3 different parcels. Since there will be only one access to River Road, the owner will have to do a shared access agreement.

Mayor Pro Tem Bunker inquired if there will be a deceleration lane to allow for easier access.

Mr. Jenkins advised there are no plans for that at this time since they do not know the uses for two of the parcels yet.

MOTION: A motion was made by Councilmember Pike to approve the preliminary plat for Fort Pierce Business Park Lot 1 as presented.
SECOND: The motion was seconded by Councilmember Hughes.

Mayor Pro Tem Bunker expressed she would like to add a caveat to address traffic.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

FINAL PLATS:

Todd Jacobsen presented the final plats for Meadow Park Phase 2, a 21 lot residential subdivision located at approximately 3350 South and 2330 East, zoning is R-1-20; Rim Rock Office Condominiums located at 262 South 1460 East, zoning is PD-C; Stone Cliff Phase 12, a 2 lot residential subdivision located at approximately 2000 East Pinnacle Drive, zoning is PD-R; and Sun River St. George Phase 19, an 18 lot residential subdivision located at approximately 4900 South and 2000 West, zoning is PD-R.

Mayor Pro Tem Bunker inquired if there are problems with water and sewer in the Stone Cliff subdivision.

Mr. Jacobsen stated there are plans to install an additional tank that will help with the water issues.

Water Services Director Scott Taylor stated he believes what Mayor Pro Tem Bunker is referring to is the fact, that since the subdivision is that close to the tank, they will have decreased pressure. He advised, that issue was fixed with a previous phase and is no longer a problem.

MOTION: A motion was made by Councilmember Almquist to approve the final plats and authorize the Mayor to sign them.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

MINOR SUBDIVISION:

Todd Jacobsen presented a minor subdivision for IHC Health Services. The applicant has a large parcel that will be split into 3 parcels that will be platted in the future, zoning is R-1-10. In addition the applicant will return with a request for aa zone change. He explained, minor means it is not a full subdivision plat. State law allows a minor subdivision rather than a final plat.

Councilmember Pike declined to participate on this item.

MOTION: A motion was made by Councilmember Hughes to approve the 3 lot commercial minor subdivision.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

LOT SPLIT:

Todd Jacobsen presented the lot split for IHC Health Services and LDS Church. He explained, located at between 200 East and 300 East and north 600 South, there is an existing parking lot on the east and a dirt lot on the west. The applicants would like to split the lot; the LDS Church will take the bare parcel and IHC will retain the parking lot. The plan is to build a family history center on the bare parcel. Currently, the parcel is

under IHC ownership.

Councilmember Pike declined to participate on this item.

MOTION: A motion was made by Councilmember Hughes to approve the lot between 200 and 300 East.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

City Attorney Shawn Guzman inquired if it was clarified that the approval is subject to the two parties signing an easement agreement with the City.

AMENDED

MOTION: Councilmember Hughes amended his motion to include that the request be subject to an easement agreement with the City.

SECOND: The amended motion was seconded by Councilmember Almquist.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to construct a detached garage with a wall height of 10' which is located within 18" of the side and rear property lines behind the home located at 3627 South 2870 East. Troy Christensen, applicant.

Craig Harvey presented a request for a conditional use permit to construct a detached residential garage with building wall height of 10' with a setback of 18" to the side and rear walls. The wall height exceeds the allowable building wall height of 8' for a setback of 5' or less to the rear and side property lines, unless a conditional use permit is granted lesser setback. The residence is located at 3627 South and 2870 East, zoning is R-1-10. He presented site photos. Planning Commission recommends approval. Findings include: The garage will have the same colors and finish materials as the existing home; The applicant will be installing rain gutters with splash extensions to prevent any stormwater runoff onto the adjacent property; The detached garage wall height is 10'; The wall height of the garage is mitigated due to the applicant's property being lower than the two adjacent properties where the garage is located; and a detached garage is within the existing character of the zone. He stated that neighbors have been notified of the request.

Caroline Chamberlain, neighbor directly behind the applicant, stated she was notified of the request. She explained that there is a big hole behind their property. When it rains, if the runoff hits anywhere other than the rain gutter, it will flow into the hole which will drain into the applicants yard. She stated she does not believe lowering the walls on the garage will make a difference.

Councilmember Hughes stated he believes the applicant needs to work out the drainage issues.

MOTION: A motion was made by Councilmember Hughes approve the conditional use permit, provided the two parties can work out the drainage issues, to allow the garage height to be 10' with the setback of 18".
SECOND: The motion was seconded by Councilmember Almquist Pike.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

Councilmember Almquist believes staff should look at this closely since it may come up in the future.

Mr. Harvey stated staff could look at that in the ordinance.

Councilmember Pike advised the Council likes to see these sooner.

Mr. Harvey stated this was a result of a code enforcement action. The applicant did not know he needed approval.

SPECIAL EVENT FEE WAIVER:

Consider approval of a special event fee waiver and for the use of the Ridge Top Conference Facility. Ever Gonzalez, applicant.

Support Services Manager Marc Mortensen advised the request is for a fee waiver to use Annex Hangar 1 at the Ridge Top Complex for a new business called Outlier Labs to hold a conference series on January 21, 2014.

Ever Gonzalez, introduced a gentleman by the name of Brad that works with him at Outlier Labs.

Brad advised this is a concept that several local companies put together. The conference is something they will do once a quarter to unite entrepreneurs, investors, startups and startup supporters through a series of outlier events including workshops, high profile keynote speakers and hosting a startup/business competition. He stated there are not a lot of options here for software development. When they started, they had four people, now they have 20 employees and great growth potential.

Support Services Manager Marc Mortensen recommends the City become a sponsor by waiving the facility.

Councilmember Pike inquired how many participants are expected.

Brad stated there will be approximately 150 participants. Their hope is to grow out of the building and move downtown; the hangar is a great location to start. They have worked with Support Services Manager Marc Mortensen, DXATC, and President Naudald to the community behind this concept.

Mr. Gonzalez advised there will be special pricing for students and the City.

Support Services Manager Marc Mortensen stated they may be able to utilize the Electric Theater in the future.

MOTION: A motion was made by Councilmember Pike to approve the fee waiver for the Outlier Conferences to be held on January 24, 2014.
SECOND: The motion was seconded by Councilmember Hughes.

Councilmember Almquist inquired if the City would be a co-sponsor.

Brad stated yes, the City would be a co-sponsor; they would use the City logo to show that. He invited the Mayor and Council to attend.

VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

Mayor Pro Tem Bunker invited additional scouts, who came in late, to introduce themselves.

PUBLIC HEARING/FRANCHISE TAX REVENUE BONDS:

Public hearing regarding the issuance and sale of the issuer's 10,000,000 aggregate principal amount of franchise tax revenue bonds, Series 2013 and to allow public input regarding any potential economic impact that the project described herein to be financed with the proceeds of the Series 2013 bonds may have on the private sector.

Support Services Manager Marc Mortensen stated this public hearing is to correct a technicality to comply with the requirements to post on the Utah Public Notice website. The issuance of the bonds was approved on September 19, 2013.

Mayor Pro Tem Bunker opened the public hearing, there being no public comment, she closed the public hearing.

MOTION: A motion was made by Councilmember Nickle to approve.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/EASEMENT VACATION/ORDINANCE:

Public hearing to consider vacation of a portion of an easement, given to the City, in the Stone Cliff Development. Kay Traveller/Reid Pope, applicants.

Todd Jacobsen presented the request for an easement vacation at approximately 2050 East Pinnacle. The final plat was recently approved for the two lots in Stone Cliff Phase 12. He explained, when the fence was built around the existing water tank, a portion of it was built inside the easement. The Water Department is in agreement with the vacation.

Mayor Pro Tem Bunker opened the public hearing, there being no public comment, she closed the public hearing.

MOTION: A motion was made by Councilmember Nickle to approve the vacation easement.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye

Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:

Public hearing to consider approval of an amended final plat for Rim Rock Commercial Center Second Amended and Extended. Bob Hermandson, applicant.

Todd Jacobsen presented the amended final plat for Rim Rock Commercial Center Second Amended and Extended located at approximately 170 South and 1470 East, zoning is C-2 and PD-C. He explained the applicant would like to vacate lot 12 and its associated public utilities and drainage easement

Mayor Pro Tem Bunker opened the public hearing, There being no public comment, she closed the public hearing.

MOTION: A motion was made by Councilmember Almquist to approve the final plat amendment for Rim Rock Commercial Center Second Amended and Extended.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:

Public hearing to consider approval of an amended final plat for Lot 2 of the Green Valley No. 4 Subdivision and Lot 37 of The Overlook at Green Valley Subdivision. C. Carman, D. Brough and Kent Provstgaard, applicants.

Todd Jacobsen presented the final plat amendment for lot 2 of the Green Valley No. 4 Subdivision and lot 37 of The Overlook at Green Valley Subdivision. He explained the same owner owns both parcels and wants to merge the two lots; therefore he is requesting to vacate the public utilities and drainage easement between the two lots located at 1772 West Grand View Drive, zoning is R-1-8 and R-1-10.

Mayor Pro Tem Bunker opened the public hearing, There being no public comment, she closed the public hearing.

Councilmember Almquist inquired what the setback could be if the lot is improved on 740 South.

Mr. Jacobsen advised the lot will essentially become the rear lot; however it would be a double fronting lot, the set back is still 25'. If the applicant wanted to install a fence, they would have to abide by the setback.

MOTION: A motion was made by Councilmember Pike to approve the final plat amendment for lot 2 of the Green Valley No. 4 Subdivision and lot 37 of The Overlook at Green Valley Subdivision and to vacate the public utilities and drainage easement between the two lots.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye

Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/EASEMENT VACATION/ORDINANCE:

Public hearing to consider vacation of an easement located at 3394 East 2000 South. Jason Wittier and Roger Bundy, applicants.

Todd Jacobsen presented the vacation easement on the Wittwer property located at 3394 East 2000 South, zoning is A-1. The line was moved previously, but the applicant was not ready to vacate the easement at that time.

Mayor Pro Tem Bunker opened the public hearing, there being no public comment, she closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the easement vacation as outlined.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider approval of a zone change from Residential Estates RE-20 to RE-12.5 on 1.77 acres located at approximately 2550 East Mountain Ledge Drive. Development Solutions, Inc., applicant.

Craig Harvey presented a request for a zone change from RE-20 to RE-12.5 on 1.77 acres located at approximately 2550 East Mountain Ledge Drive. The development will be known as Meadow Valley Estates Phase 4, density is 2.8 dwelling units per acre. This will be the last phase and does conform with the rest of the zoning for the subdivision. There was a nay vote at the Planning Commission because they felt the density was too dense.

Mayor Pro Tem Bunker opened the public hearing.

Barry Brooksby, a resident on Mountain Ledge Drive stated he would like to see this become a cul-de-sac for safety reasons. He stated the residents are here tonight because they will not be heard at the preliminary plat request. They are not against the zone change.

Councilmember Hughes was glad to hear that they and the developer are working together.

Councilmember Pike stated he likes the cul-de-sac idea.

Jason Wright, resident, presented a power point presentation which covered the following topics: Benefits of Cul-De-Sac; Entries into Communities; a map of Meadow Valley Estates; map of Knolls, map of Jedora Estates; a map of Red Butte; a map of Little Valley Horesman's Park; a map of Little valley Estates. He stated he is in favor of the re-zoning, but would like to see the cul-de-sac.

Mayor Pro Tem Bunker stated there have been concerns with cul-de-sacs; however, this one sounds great.

Mike Riding, resident, stated he moved to this area a year and a half ago. He supports the re-zoning. He explained that traffic in this area flows naturally from Little Valley Road to the park and schools. He is concerned with having a thru street in that area on a narrow road. Seeing children cross the street in that area scares him since drivers do not abide by the speed limit.

Sara Riding, resident, reiterated what all others have said. When the water tower came down, she was concerned they were going to install a thru street. A cul-de-sac would keep the traffic down.

Brett Burgess, developer, stated he has been in contact with Barry and Jason in the Little Valley Estates subdivision. With regard to the access point to the south, there should be a paved trail in that area. When the preliminary plat is heard, one thing that will need to be discussed is the fact that another developer will be in that area. He explained if a cul-de-sac is put in as well as the access, they will lose some lots.

Councilmember Hughes asked Mr. Burgess if he knows how the other developer will be addressing access.

Mr. Burgess stated he does not know at this time. He can speak to them about this.

Mayor Pro Tem Bunker closed the public hearing.

MOTION: A motion was made by Councilmember Hughes to approve the zone change from RE-20 to RE-12.5 on 1.77 acres.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

SAND HOLLOW REGIONAL WATER LINE:

Consider approval to add the Sand Hollow Regional water line to the District's Capital Facilities Plan and a brief update on district activities. Ron Thompson, applicant.

Support Services Manager Marc Mortensen advised the applicant is not ready at this time.

MOTION: A motion was made by Councilmember Hughes to table the item.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pro Tem Bunker called for a call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPROVAL OF GRANT:

Consider approval of a grant for airport pavements and pavement marking.

Support Services Manager Marc Mortensen advised the airport has been in operation for 3 years. Under the grant, offered by the Utah State Division of Aeronautics, the City has an opportunity to perform some needed maintenance on the runway. The portion covered

under the grant will be \$405,000.00, the City's portion will be \$225,000.00 and will be paid using passenger facility charges fund. Staff recommends approval of the grant.

Councilmember Pike inquired if this is to seal the runway.

Support Services Manager Marc Mortensen replied, yes, this is just to seal in the pavement on the runway. The project will be done in phases, dealing with the most crucial first. He commended Airport Manager Rich Stehmeier for seeking the grant.

MOTION: A motion was made by Councilmember Pike to approve the grant for airport pavements and pavement marking; \$180,000.00 to be paid by the FAA and \$225,000.00 to be paid by the City..

SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pro Tem Bunker called for a call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

INTERLOCAL COOPERATIVE AGREEMENT AMENDMENT:

Consider approval of an amendment to the Regional Flood Control Authority Interlocal Cooperative Agreement to change the billing methods from "water connections" to "drainage billing accounts".

Support Services Manager Marc Mortensen advised this is a housekeeping item to change form category to another.

MOTION: A motion was made by Councilmember Nickle to approve the amendment.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pro Tem Bunker called for a call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

HANGAR ONE LEASE EXTENSION:

Consider approval of the Hangar One lease extension at the airport.

City Attorney Shawn Guzman advised that Fedex has signed a lease for a new building in Fort Pierce, to be completed by Support Services Manager Marc h. This extension will expire on April 15, 2014. The hangar is actually at the Ridge Top Complex, not the airport.

MOTION: A motion was made by Councilmember Almquist to approve the hangar lease extension.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pro Tem Bunker called for a call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes of the September 5, 2013 meeting.

MOTION: A motion was made by Councilmember Nickle to approve the minutes.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes of the September 19, 2013 meeting.

MOTION: A motion was made by Councilmember Pike to approve the minutes.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

APPROVAL OF MINUTES:

Consider approval of the minutes of the September 26, 2013 meeting.

MOTION: A motion was made by Councilmember Hughes to approve the minutes.
SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

ADJOURN TO CLOSED SESSION:

MOTION: A motion was made by Councilmember Almquist to adjourn to a closed session to discuss pending litigation.

SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor Pro Tem Bunker called for a roll call vote, as follows:

Mayor Pro Tem Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION:

A motion was made by Councilmember Pike to reconvene and adjourn.

SECOND:

The motion was seconded by Councilmember Hughes.

VOTE:

Mayor Pro Tem Bunker called for a vote, as follows:

Mayor Pro Tem Bunker - aye

Councilmember Almquist - aye

Councilmember Pike - aye

Councilmember Hughes - aye

Councilmember Nickle - aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder

**ST. GEORGE CITY COUNCIL MINUTES
NOVEMBER 14, 2013, 4:00 P.M.
REGULAR MEETING
ADMINISTRATIVE CONFERENCE ROOM**

PRESENT:

Mayor Pro Tem Jon Pike
Councilmember Gil Almquist
Councilmember Jimmie Hughes
Councilmember Ben Nickle
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez

ALSO PRESENT:

Washington County Election Clerk Melanie Abplanalp

EXCUSED:

Mayor Daniel McArthur
Councilmember Gail Bunker

APPOINT MAYOR PRO TEM:

MOTION: A motion was made by Councilmember Nickle to appoint Councilmember Pike as Mayor Pro Tem.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Councilmember Pike called for a vote as follows:

Councilmember Hughes - aye
Councilmember Nickle - aye
Mayor Pro Tem Pike - aye

OPENING:

Mayor Pro Tem Pike called the meeting to order and welcomed all in attendance. The pledge of allegiance to the flag was led by Councilmember Nickle and the invocation was offered by Reverend Alex Wilkie.

Councilmember Almquist arrived.

CANVASS THE 2013 GENERAL ELECTION RESULTS FOR THE CITY OF ST. GEORGE:

Melanie Abplanalp, Washington County Election Clerk, reviewed the official 2013 municipal general election results, as follows:

	<u>Total Votes</u>	<u>Percentage of Votes</u>
<u>FOR MAYOR</u>		
Jon Pike	8409	61.09%
Daniel D. McArthur	5314	38.60%
<u>FOR CITY COUNCIL</u>		
Tara Dunn	5608	22.33%
Michele Randall	7973	31.74%
Joe Bowcutt	5893	23.46%
Ed Baca	5579	22.21%

MOTION: A motion was made by Councilmember Almquist to accept the election results as submitted.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor Pro Tem Pike called for a vote as follows:

Councilmember Hughes - aye
Councilmember Nickle - aye
Councilmember Almquist - aye
Mayor Pro Tem Pike - aye

PRESENTATION FORM MR. KIRK HUFFAKER FROM THE UTAH HERITAGE FOUNDATION:

Mr. Kirk Huffaker, the Executive Director of the Utah Heritage Foundation, distributed two handouts and presented a power point presentation which covered the following topics: Profits Through Preservation: The Economic Impact of Historic Preservation in Utah; Jobs and Income: Private Investment in Historic Buildings Using Tax Credit 1990-2012, \$1,000,000 Spent on Historic Rehabilitation, Jobs - Federal Historic Tax Credit Projects, Income - Federal Historic Tax Credit Projects, Jobs from Historic Rehabilitation Projects 1990-2012, Industry Comparison in Utah Jobs and Income/\$1 Million in Production; Downtown Revitalization: Change in Downtown Sales 1997-2010, Impact of Historic Rehabilitation on Vacancy Levels, Catalytic Impact - Gunnison, 35 Years of Preservation -based Downtown Revitalization - Brigham City; Sustainability: Material Flows, Tons of Material Flows, The Environmental Cost of Demolition: Utah Historic House; Property Values: Provo, Park City, Ogden, Logan, Salt Lake City, Average Value Change 2001-2012 Salt Lake City Local Historic Districts, Average Value Change 2001-2012 Foreclosures Salt Lake City 2008-2012, Foreclosure Rates 2008-2012, All Price Ranges - Local Historic Districts Average Value 2012, Single Family Foreclosure Rates 2008-2012; Heritage Tourism: The "Heritage Tourism" Challenge?, Characteristics of Heritage Tourism, Regional Tourism Patterns, Heritage Visitors (narrowly) Defined, 2012 Visitation, Heritage Tourism Expenditures, Where Heritage Tourism Dollars Go, Heritage Tourism Expenditures Create Jobs, Heritage Tourism Jobs Mean Paychecks; Fiscal Responsibility: Preservation Commission Rulings 2004-2012.

Councilmember Almquist stated that the City does not typically have residential historic areas. He asked how a community designates an area in which there are more historic homes not inside a historic area.

Mr. Huffaker advised, in order to get the residential tax credit, an area or individual property would need to be listed on the national register. Doing this provides no protection, an owner can still demolish a home.

City Manager Gary Esplin stated this has been done that in the past.

Mr. Huffaker advised there are no tax credits for small commercial buildings. His committee has been in contact with the State to discuss their concerns.

Bob Nicholson mentioned the old H&R Block building. The prospective purchaser wanted to tear the building down; however a new buyer came in and decided to preserve the building.

PRESENTATION FROM MR. KENDALL CLEMENTS FROM ESCAPE PROPERTIES:

Mr. Kendal Clements with Escape Properties presented a powerpoint presentation which

covered the following topics: Short Term Rentals; Who is "Escape Properties"; "Escape Properties" is also; What is the 'crime'? What is the code trying to prevent?; Challenges to the Current Approach; Second homes & nightly rentals are part of us - they're not going away; What if the city code and city's approaches changed from punitive to constructive; The proposal and next steps. He currently has houses throughout the state. Park City has a similar code to what he is proposing.

City Manager Gary Esplin stated he would like clarification on code enforcement issues. This ordinance came about because neighbors were upset rental houses were being used as "party houses". The City tried to control how frequently houses are rented to protect the neighbors. Most of the proposals Mr. Clements spoke of are already in code.

City Attorney Shawn Guzman he stated is it unfair to use some of the language regarding code enforcement, as this is going on all over the City and code enforcement officers have not gone after these individuals. The officers were directed by the City Council to address the issue because of the citizens that have complained.

Mayor Pro Tem Pike stated code enforcement officers are not hunting people down. He would like to start with reviewing the ordinance and look at other successful models.

Mr. Clements stated he has had good experiences with code enforcement officers in the past. He would like to be involved with the process going forward.

Councilmember Almquist advised he understands some people would rather stay in a home than a hotel, even for a short stay. He would like the guidelines be similar to what a regular homeowner would do.

PRESENTATION ON ELECTRIC THEATRE IMPROVEMENTS AND SCHEDULE:

Leisure Services Director Kent Perkins presented a power point presentation which covered the following topics: Needs Assessment Follow-up; Adaptive Reuse; Art Coop Spaces; Toronto and Philadelphia; Waterworks, Tulsa, OK; Wisconsin; Hendrick Center for the Arts - Beloit; Cultural/Arts/Creative Districts; Map of Downtown District; Art Center/Children's Museum; St. George Art Museum; St. George Social Hall; St. George Opera House; Pioneer Courthouse; Tabernacle/Town Square; Wash. County Library & Zion's Staircase Gallery; East Annex; Art Business; Private Galleries; D.U.P. Museum; Ancestor Square; Andrus Home; Electric Theater Facility, Restoration/Renovation Options; Using the facility; map of the first floor.

City Manager Gary Esplin spoke about the aerial map of the four buildings. He advised improvements to buildings B and C would require a significant amount of funds. It would be more feasible if buildings B and C are demolished and rebuilt to what it was historically. The maps showed what the proposal would be if the two buildings were demolished and rebuilt. He has had discussions with the property owner to the west, who has concerns with the alley way which the City owns. In addition, he spoke with Southern Utah Title who owns the building to the east with regards to getting access through their parking lot. They are willing to work with the City to provide access. Mr. Perkins continued with his power point presentation which covered the following topics: map of the lower level; upper level of building D; a simulated picture of what it would look like after the remodel; cost of the project.

City Manager Gary Esplin read a letter from the Arts Commission which states they

support the changes of the Electric Theater.

Mayor Pro Tem Pike inquired about installing walls that may create separations for future use.

City Manager Gary Esplin stated the concept is that each group would create their own facade. The City would develop the common area. He advised, if estimates are correct the cost would include the walls, floors, restrooms, elevator, basement, skylights, etc. The building could operate with just the shell. Funds would come from the capital development funds, pending property sales and economic development funds. This year's budget includes \$250,000 to make the Electric Theater building structurally sound.

Councilmember Almquist commented there are a lot of arts groups with no where to go. Years ago the vision was to have one center for all to use, which would be expensive. He believes this building would be of use to these groups and sees it as a commitment to the downtown area.

City Manager Gary Esplin stated when you think about the square footage, if a new building had to be built including parking, it would cost more than the proposal. This would complete the historic restoration in the area. Not only would this solve the arts issues, it is also an investment in the economic development of the downtown area. He would like to get started with the restoration.

Councilmember Nickle stated the Electric Theater was purchased with the intention of using it. He would like to see the restoration started.

Councilmember Hughes stated that although he understands something needs to be done, he is a bit concerned with the fact that this is not a top priority. People will have to recognize that there are a number of things going on. He would like to see things done right the first time and does not want to see it sitting there unused.

Mayor Pro Tem Pike stated that what Mr. Perkins described was accurate; the theater will not work for everyone in the arts community. He inquired what funds are available.

City Manager Gary Esplin advised he will know very quickly what resources may be available.

Consensus of the Councilmembers is that they would like to go in this direction.

CITY HALL EAST ANNEX:

City Manager Gary wanted asked Mr. Perkins to give an update on the City Hall East Annex.

Leisure Services Director Kent Perkins introduced Jeff Peay, the new Parks Planning Manager and Henry Sudweeks, a new Landscape Architect. He presented a power point presentation that covered the following topics: Pictures of the Outside of the Building; Phased Development Plan.

City Manager Gary Manager explained that the Recreation Administrative offices would move to the City Hall East Annex as there are issues at the current Recreation Center that need to be addressed. The renovation of the inside of the building is funded in the current budget if the bids come in as expected.

Mr. Perkins continued with his power point presentation which covered the following topics: City hall East Annex revised Concept 11-6-13; Elevation View; Entry Perspective.

Landscape Architect Millie Cockerill stated the proposed budget for the entry portion is approximately \$285,000.00.

City Manager Gary Esplin advised the budget includes \$750,000.00 for the entire building. The project will be going to bid soon.

Councilmember Almquist inquired how patrons will get from City Hall to the East Annex.

City Manager Gary Esplin stated he is a bit of this is a bit of a concern with the speed of drivers coming down the hill.

Mayor Pro Tem Pike called for a five minute recess.

PRESENTATION ON THE ALL ABILITIES PARK PROJECT:

City Manager Gary Esplin stated he wants this project to be a quality experience, in a park setting, that is second to none. He would love to see others from all over the country come to visit. He explained that a planning group from California has donated their time to assist in the pre-planning.

Mr. Perkins presented a power point presentation which covered the following topics: All-Abilities Park; Concept.

Landscape Architect Henry Sudweeks continued with the power point presentation which covered the following topics: what is an all-abilities park; What would our playground look like?; water play; sand/dig play; sensory garden; retreat pods.

Mr. Perkins continued with the power point presentation covering the following topics: phase I - All Abilities Playground; How do we pay for it?.

City Manager Gary Esplin advised one possible source of funds could be refunding of the GO bonds issued for parks and recreation projects as long as interest rates stay low enough to allow present value savings. The bond refund cannot be done until June when the budget is adopted. Funds can only be used for bond related, park related projects. Another source of funding could be from a piece of property, near the Dixie Center, that is currently under option for purchase. In addition, there are possible fundraising opportunities. There are federal funds available through the CDBG program but the concern is what the requirements or strings would be.

Mr. Perkins continued with the power point presentation which covered the following topics: Phase II - All abilities park build-out; phase III - train; Tonaquint Nature Center.

City Manager Gary Esplin stated adding this park would make that area incredible.

Councilmember Elect Michele Randall gave kudos to Mr. Perkins for putting together this project.

City Manager Gary Esplin stated that if the Council feels good about the project, he will find the funding.

The consensus of the Council is to move forward.

Councilmember Almquist stated there are a number of individuals that would like to volunteer at a facility such as this.

Mr. Perkins stated there is a possibility to purchase land to the north and west for expansion of the Cemetery and the Nature Center.

PRESENTATION FROM SUNTRAN REGARDING STAFFING ISSUES:

Public Works Director Larry Bulloch advised his SunTran Division has significant issues with staffing. They currently have 15 full time bus drivers and 8 part time bus drivers that cannot exceed 28 hours worked per week. He stated there was an incident recently, in which an injury occurred on a bus, which caused the driver to be 15 minutes behind schedule which in turn caused every line to be behind schedule. He presented a power point presentation which covered the following topics: Current and Proposed Manning; Change 3 Part to Full Time; Balance the Budget; Potential Max of Advertising Revenue; Bus Ridership at Capacity.

The consensus of the Council is to go ahead with the staffing changes.

City Manager Gary Esplin stated it is hard to find part time drivers. He is still concerned with the match as well as funding issues.

Mr. Bulloch stated the FTA regulations specify what qualifies for a match. Contract revenues can qualify for matches, not passes or fees for riding the bus.

City Manager Gary Esplin advised fees may need to be looked at.

PRESENTATION ON MALL DRIVE BRIDGE AND SCHEDULE, ETC:

City Manager Gary Esplin advised bids have been received for the Mall Drive Bridge; the low bid is \$7.4 million. Although a request for a biological opinion from the U.S. Fish and Wildlife was submitted on July 29th, there is no federal statute that requires them to respond in a timely manner. The City has not yet received an answer. Because of spawning time of the woundfin minnow, the City cannot be in the Virgin River from April 15th to August 15th. The City has 90 days to award the bid to the contractor.

Transportation Services Manager Cameron Cutler presented a power point presentation that covered the following topics: Mall Drive Bridge Construction Schedule. He advised the contractor will need to order materials and perform some work prior to building the bridge.

City Manager Gary Esplin advised the City could go ahead and sign the contract and get some of the items ordered. The key is that the mitigation on this project has already been done. Staff is trying different options. He wondered if the City should try to get help from Senator Hatch's office. The bid came in at approximately \$2 million under budget. Since steel prices cannot be controlled, he is concerned that if it is not purchased soon, it could cause the project to go over budget. The City will be in the market during January 2014 for bonds to pay for project costs. If the bonds are not issued, there will not be funding to pay for the project. The permit may be issued with conditions. The U.S. Fish and Wildlife Division has acknowledged that the request is in their queue, which means that there may be one or two items before the City's request.

Mr. Cutler stated one issue may be with the price of the steel pipe casing which will have to be used no matter what. Rebar and rip rap are about six weeks out.

City Manager Gary Esplin stated the City will have to negotiate up front. If materials can be re-used, the City may go ahead and purchase them. He explained staff will have to get back to the contractor to work out the contract prior to the first meeting in December.

The consensus of the Council is to move forward as discussed.

CLOSED SESSION:

MOTION: A motion was made by Councilmember Almquist to adjourn to a closed session to a property sale.

SECOND: The motion was seconded by Councilmember Nickle.

VOTE: Mayor Pro Tem Pike called for a vote as follows:

Councilmember Hughes - aye
Councilmember Nickle - aye
Councilmember Almquist - aye
Mayor Pro Tem Pike - aye

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Nickle to reconvene and adjourn.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pro Tem Pike called for a vote as follows:

Councilmember Hughes - aye
Councilmember Nickle - aye
Councilmember Almquist - aye
Mayor Pro Tem Pike - aye

Christina Fernandez, City Recorder

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
NOVEMBER 21, 2013, 4:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

Mayor Daniel McArthur
Councilmember Jon Pike
Councilmember Gail Bunker
Councilmember Gil Almquist
Councilmember Jimmie Hughes
City Manager Gary Esplin
City Attorney Shawn Guzman
City Recorder Christina Fernandez

EXCUSED:

Councilmember Ben Nickle

OPENING:

Mayor McArthur called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Mayor McArthur and the invocation was offered by Reverend Jimi Kestin. He invited all scouts and students in the audience to introduce themselves.

Mayor McArthur advised items 3E and 6H have been tabled from the agenda.

AWARD OF BID:

Consider approval of an engineering services contract with Rosenberg Associates for Royal Oaks Park Phase 2.

City Manager Gary Esplin advised the contract amount is \$34,300.00 and is included in the current budget to be paid out of the Park Impact funds.

MOTION: A motion was made by Councilmember Bunker to approve the contract not to exceed \$34,300.00.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

ISSUANCE AND SALE OF ELECTRIC REVENUE REFUNDING BONDS/RESOLUTION:

Consideration for adoption of a resolution of the City Council of the City of St. George, Utah authorizing the issuance and sale of not more than \$13,000,000 aggregate principal amount of Electric Revenue Refunding Bonds, Series 2013; and related matters.

City Manager Gary Esplin advised the City did two issues for the gas generating plant in Millcreek. The market looks good at this time. If all goes well, this would be a private placement with Wells Fargo. The savings would be approximately 6% in the annual cost, which is roughly \$60,000.00 over the next 10 years. The Council will need authorize the pricing committee, which consists of the City Manager, Finance Director and the Mayor to authorize the issuance of the bond.

MOTION: A motion was made by Councilmember Almquist to adopt the resolution for the City of St. George authorizing the issuance and sale of not more than

\$13,000,000.00 aggregate principal amount of Electric Revenue Refunding Bonds, Series 2013.

SECOND:
VOTE:

The motion was seconded by Councilmember Hughes.
Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin stated that thanks to Washington City allowing the City to go ahead of their project, the opinion of U.S. Fish & Wildlife should be received within 2-4 weeks. This should allow the construction of the Mall Drive Bridge to begin in January.

RESOLUTION:

Consider approval of a resolution to approve a Golf Cart Lease Agreement with De Lage Landen Public Finance, LLC.

City Manager Gary Esplin advised the City has an existing lease agreement for all golf carts throughout the City. Leases usually last about 5 years. The request is to replace the existing fleet and enter into a 6 year lease agreement. The cost of the lease is \$214,514.00 annually. Renting the carts is the biggest revenue source at City golf courses.

MOTION:

A motion was made by Councilmember Hughes to approve the resolution to enter a new 6 year lease for 262 golf carts for \$213,514.00.

SECOND:

The motion was seconded by Councilmember Bunker.

VOTE:

Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

City Manager Gary Esplin advised that the City has negotiated with the vendor to provide 15 additional carts at no charge during the busy season.

ROAD CLOSURE REQUEST:

Consider approval of a request for two road closures for the 2nd Annual Christmas Stroll Downtown event to be held on Saturday December 7, 2013. Tom McArthur, applicant.

Tom McArthur, applicant, thanked the City for their help with promoting the downtown area. He stated they would like to expand the Christmas Stroll Downtown by closing roads to hold events in the streets. They have raised \$2,000.00 and would like the City to match that with funds to promote the event.

Allison McArthur stated there is not a lot downtown for Christmas. They wanted to bring this event to the area and hope it can grow. There will be outside entertainment; therefore they are hoping to get a stage.

Councilmember Bunker inquired if the City can donate the use of a stage in lieu of donating money.

Ms. McArthur stated they would like help from the City to be able to do pictures with Yellowpix and could include the City logo. The cost of the pictures would be approximately \$1,100.00.

Councilmember Hughes asked if the event could be advertised on the City's website.

Councilmember Pike stated the event can be advertised on the City's website, if the City is a sponsor.

MOTION: A motion was made by Councilmember Pike to approve the road closure request as stated for 2nd Annual Christmas Stroll Downtown event on Saturday, December 7th and also recommends that staff work with the McArthur's and authorize up to \$2000.00 to cover the stage, if available, and \$1100.00 for Yellowpix and the City be a sponsor.

SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

FY 2013 AUDIT REPORT:

Presentation of the FY 2013 Audit Report.

Steve Palmer, with Hinton Burdick CPA and Advisors, stated they have issued a clean opinion on the City's financial statements. He commented that the City staff who deal with finances do an exceptional job. The report has been submitted to the State auditor.

City Manager Gary Esplin advised the audit is available for viewing on the City's website.

UPDATE WATER CONSERVATION PLAN:

Consider approval of the 5 year update to the Water Conservation Plan.

City Manager Gary Esplin advised that the state requires the City to update and review the water conservation plan in order to meet their requirements.

Mayor McArthur noted that the St. George is one of the first cities to begin conservation plans in both water and power.

Rene Fleming advised this is the second update to the plan. The state requires this, but it is also a good planning tool. She explained that she has updated the plan to include information on the programs that are available. It is good to see that so many hotels are participating and it appears that water use is going down throughout the City.

Councilmember Pike inquired how the amounts compare to other cities in Utah.

Ms. Fleming state the City compares fairly well. She explained that many cities do not meter their secondary water use, so that is not part of their calculation. Other cities might only count single family residential, but divide it between their full residential.

Mayor McArthur commented all reports do not include the same criteria.

Councilmember Bunker noted the report looks good.

MOTION: A motion was made by Councilmember Hughes to approve the updated Water Conservation Plan.

SECOND: The motion was seconded by Councilmember Pike.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye

Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

MEMORANDUM OF UNDERSTANDING:

Consider approval of a Memorandum of Understanding between the City and Verdi Energy Group Inc. with regard to the possible expansion at the SunSmart facility.

City Manager Gary Esplin stated this is an interesting concept which encourages the use of solar; however there has not been much involvement from the community.

Energy Services Director Phil Solomon stated he and Rene were approached by Verdi Energy Group, a local organization, that would like to expand the SunSmart program. Verdi Energy would get the financing and find the customers and the City would facilitate the project by using City land and maintaining the program. There will be no out of pocket expense for the City. He explained the downside to MOU is that if a customer does not fulfill their agreement, the City would possibly have to buy what ever power is produced in the system at the current wholesale rate. The City would retain the renewable energy credits.

Councilmember Almquist stated he likes the idea of the private sector getting involved.

MOTION: A motion was made by Councilmember Hughes to approve the MOU with Verdi Energy regarding the possible expansion at the SunSmart facility.
SECOND: The motion was seconded by Councilmember Almquist.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

SET PUBLIC HEARINGS:

City Planner Ray Snyder advised that the Planning Commission at its meeting held November 12, 2013 recommends public hearings be set for December 5, 2013 to consider (1) a zone change request from RCC to AP for 1.94 acres located on the northeast corner of 200 East and 600 South; and (2) a zone change request from AP to C-4 on 0.35 acres located at 214 East Tabernacle.

MOTION: A motion was made by Councilmember Almquist to set the public hearings.
SECOND: The motion was seconded by Councilmember Hughes.
VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

FINAL PLATS:

Todd Jacobsen presented the final plats for (1) Clear Valley Farms Subdivision, a 7 lot residential subdivision located at approximately 1070 South and Morningside Drive, zoning is R-1-10; and (2) Escalera Phase 5, a 14 lot residential subdivision located at approximately 1960 East street and 1200 North Circle, zoning is RE-12.5.

MOTION: A motion was made by Councilmember Bunker to approve the final plats as described.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Wes Jenkins presented the preliminary plat for Chaco West Phase 3, an 18 lot residential subdivision located along Tacheene Drive in the Entrada development; zoning is PD-R and density is 0.67 dwelling units per acre. One item that was an issue is the cul-de-sac being 800 feet. The City only allows a 600 foot cul-de-sac; however, there is a caveat that states if the City Engineer feels a larger one is acceptable, it can be larger. Staff felt ok with the cul-de-sac being larger as did the Fire and Water Department with the small number of lots. Since a number of the homes are second homes, there are water issues that are being addressed.

City Manager Gary Esplin advised that the Councilmembers can tell the developer to show plans to fix the issues before it comes back in for final plat.

Mr. Jenkins stated the plat normally shows a no disturb area. Right now the developer will be grading the road and utilities. When the final plat comes back, it will include a no disturb area.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat noting that the final plat should include a solution to improve the water quality issues.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to replace an existing 46' tall monopole tower with a new 42' tower. Sprint, applicant.

Ray Snyder presented the conditional use permit for a request to upgrade infrastructure and replace an existing 46' foot tall monopole tower with a new 42' monopole tower. For approximately six months, both towers will be in place until the old tower is removed. The site is generally located at 700 North and 1500 East. He presented pictures of what the tower will look like. The Planning Commission recommends approval. In addition, the applicant must comply with the findings.

Rock Schutjer, applicant, stated the pole will actually be shorter than planned; it will be 37' tall. He explained there are five major towers on the ridge line. The pole will not be visible from the freeway.

MOTION: A motion was made by Councilmember Hughes to approve the conditional use permit to replacement cell phone tower up to 37', with a note that there will be two poles for six months.

SECOND: The motion was seconded by Councilmember Almquist.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a conditional use permit to establish a towing and impound yard in the St. George Industrial Park at 405 North Park Street. Sam Andrus, applicant.

Ray Snyder presented the conditional use permit to establish a towing and impound yard in the St. George Industrial Park at 405 North Park Street, zoning is M-1. He presented pictures of the area. The applicant plans to store the vehicles inside the building. He explained that barbed wire is allowed, not razor wire.

Councilmember Hughes explained, the reason razor wire was brought up was because a neighbor worried about people climbing the fence, not because the applicant wanted to use it.

Mr. Snyder stated that the applicant will be posting hours and a phone number in case there are any issues. There will be a gate that locks after hours. The Planning Commission recommends approval with the condition that the applicant post a visible sign stating the hours of operation along with a contact phone number. In addition, the applicant must comply with the findings.

MOTION: A motion was made by Councilmember Hughes to approve the conditional use permit for an towing and impound yard in an M-1 zone.

SECOND: The motion was seconded by Councilmember Bunker.

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider approval of a zone change from R-1-10 to AP on 15.77 acres and to OS on 28.77 acres on property on the east side of Medical Center Drive at approximately 600 South. IHC Health Services, Inc, applicant.

Councilmember Pike stepped out to remove any possible conflicts.

Ray Snyder presented the request for a zone change from R-1-10 to OS on 28.27 with no plans to develop the area. It was asked if the applicant was going to donate the land to the City, they do not plan to.

Mayor McArthur inquired about the park; he believed the Foremaster family would be donating that to the City. He asked if that was part of the property.

Mr. Snyder stated that although the park area is not part of the property, it was mentioned at the Planning Commission meeting. There were concerns from residents that were addressed with the Planning Commission. He presented photos of the area and explained the applicant listed the types of businesses that may be on site.

Councilmember Almquist inquired on the slope line since it is listed at different percentages.

Mr. Snyder stated the applicant would have to go by hillside ordinance which is 0-20%.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Almquist to approve the zone change from R-1-10 to AP on 15.77 acres and to OS on 28.77 acres on the property located on the east side of Medical Center Drive at approximately 600 South.

SECOND: The motion was seconded by Councilmember Bunker.

Councilmember Hughes commented that at the Planning Commission meeting, residents were in favor of the zone change, they were just concerned with the top part.

City Attorney Shawn Guzman wanted to clarify that the ordinance states 28.27 acres for the OS, but the back up states 28.77 acres.

Mr. Snyder stated the OS should be for 28.27 acres.

Councilmember Almquist amended his motion to 28.27 acres.

Councilmember Bunker seconded the amended motion.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

Councilmember Pike returned.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider approval of a zone change from OS to R-1-10 on 2.81 acres located at approximately 1150 West Blackberry Circle. Silverbow, LC. applicant.

Craig Harvey presented the request for a zone change from OS to R-1-10 on 2.81 acres. The General Plan states this is low density residential, up to four dwelling units per acre; however the proposed density will be 1.06 dwelling units per acre. This project will be the final phase for the Blackberry Court subdivision. Although the property is not located within the 100 year flood plain, it is in the erosion hazard boundary. Because of this, the applicant will be installing rock rip-rap. Planning Commission recommends approval.

Rick Rosenberg, who represents the applicant, stated the erosion hazard boundary is determined by a study that was done following the floods of 2005. The flood plain line has been approved by FEMA based on the mapping and evidence submitted to them. Rock Rip-rap has been installed as an erosion protection device along the boundary of the property within the flood plain.

Councilmember Almquist inquired if the length of the cul-de-sac has been calculated.

Mr. Rosenberg stated it goes right to the max that the City will allow.

Councilmember Pike inquired where the erosion protections ends.

Mr. Rosenberg stated it stops right past the corner, ties back in and goes perpendicular to the flow of the river.

Councilmember Bunker stated she is still worried about things that happened during the 2005 flood.

Councilmember Pike explained since the flood happened, there is added protection to homes in that area.

Mr. Rosenberg explained what he has seen since the flood of 2010 is that there are geologic formations that have come to the surface. Anytime the flow hits them, it turns into the trail.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Pike to approve the zone change from OS to R-1-10 on this property as described.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider approval of a zone change from RE-12.5 on 10.6 acres and from A-1 on 11.9 acres to R-1-10 located southeast of the intersection of Seegmiller Drive and 3000 East Street, and south of the Bridle Gate Estates. Borely Enterprise Trust, Charles Larsen, Trustee, applicant.

Craig Harvey presented a request for a zone change on 22.54 acres currently zoned RE-12.5 and A-1. The General Plan for this area is low residential with up to four dwelling units per acre. The project is known as Cornerstone. He presented aerial maps showing the proposed re-zone area. The property is within 100 feet of the equestrian buffer line. The Planning Commission recommended denial of the zone change.

Paul Blackmore, applicant, stated that they have two parcels. One of them is currently zoned R-12.5 ; they are trying to make it one zone continuous with the property to the south, which is zoned R-1-10. Bridal Gate is to the north and open space on either side. He presented a power point presentation which includes a zone change site map; Existing Buffer Zone; Cornerstone Is Out of Green Space Irrigated Zone; Road Connectivity; an aerial map of the area; Cornerstone is Roadway isolated from Bridal Gate R12.5 zone while being connected to the R1-10 zone to the south; Existing Buffer Zone; Cornerstone is out of green space irrigated zone; and Road Connectivity. He explained Cornerstone roads do not connect with any roads from Bridal Gate Estates, all roads connect to the south. There will not be any homes built within the 100 foot buffer. Homes will be fronting on the road to the east. With regard to Equestrian Trail, it will be continued through their development. As the area develops, the efficient traffic flow is north along 3000 East to Mall Drive or 2450 South, or south along 3000 East to Crimson Ridge Drive and the Southern Parkway.

Councilmember Hughes inquired how wide the road on the north side of their property will be.

Mr. Blackmore stated the road is Seegmiller Drive and will be 65' right of way. There is an existing canal easement which will be used for an equestrian trail. One of the current

equestrian trails goes along 3000 East and will continue through their property, the other goes along the south boundary of Bridle Gate.

Councilmember Almquist stated the R-1-10 to the south has already been approved.

Mr. Blackmore stated the only difference between the zoning R-1-10 and RE-12.5 is the use of one large animal.

Councilmember Almquist inquired if the R-1-10 is already established, and this property remains RE-12.5 who would have to provide the buffer on the south boundary.

Mr. Harvey stated the buffer was only General Plan for around the Bridle Gates subdivision.

Councilmember Bunker inquired if there will be frontage on 3000 East.

Mr. Blackmore stated there would be no homes fronting 3000 East; they will be fronting on Seegmiller Drive. Part of the improvements include connectivity to the south, aligning the roads. The proposed zone change will allow for approximately 8 additional lots. They are hoping to keep the area larger to help with the hydrology issues in the area .

Mayor McArthur opened the public hearing.

Frank Crunell, resident of Bridle Gates and president of the HOA, stated there are many concerns from residents regarding the 22 acres that are low density residential, currently zone RE-12.5. He noticed the subdivision is compared with Bridle Gates; however, Bridle Gate is two dwelling units per acre, therefore he does not believe you can compare the two. Secondly, if Cornerstone would lower the density, there would not be such an issue. Smaller lots bring smaller housing and may affect property values. Thirdly, quality of lifestyle in the area. He stated the purpose of RE-12.5 is to provide permanent areas for small farms and hobby farms. When you look at permitted usage, it states that one large animal is allowed while the purpose of the R-1-10 zone is to provide for low density residential with permitted uses such as home gardens and fruit trees. Two different uses cause a problem in the making. He stated that he agrees with Mr. Spilker, who touched on the issues of the different expectations at the Planning Commission meeting. People move into this area because they love the bigger lots. Last month they dealt with a homeowner who complained about flies. He has a series of emails from this homeowner, he read portions of those emails. He stated this is not a normal residential area and appreciates the City for installing the "right to farm" signs. He asked the Councilmembers to deny the request.

Chuck Spilker stated he appreciates the points of the developer. He feels strongly that there is an obligation to protect the rights of the people in that area. He read the ordinance which pertains to this request. While he understands the developer would like to do well, he feels they need to work together and find a common ground. He spoke about the fact that Bridle Gate was zoned as A-1 not R-1-5. The Planning Commission was reluctant to give a lower density to that particular zone. They came up with a bonus density overlay which allowed Bridle Gate to be built. Shortly after Bridle Gate was developed, Cornerstone subdivision came in and requested a lower density area, the Planning Commission did not allow that. He believes there cannot be equestrian trails in an area with homes of this density. He is asking to move this gradually to the south and questions if the parcel should be zoned RE-12.5. Additionally, he would like to point out that there have been times he was told by the City where to put his streets, he did not have a choice.

Richard Basset, resident of Bridle Gate, stated he feels the zoning should remain as it is, since this was the way it was originally planned.

Charles Dean Larsen, applicant, stated that approximately four years ago he requested to vacate Cornerstone. At that time it was vacated, the City requested some easements. The easement to the north was used to provide for a power line and to also provide a

buffer that was required by Bridle Gate. He is troubled by Mr. Spilker being here because he has met with him for some time. Had they worked out what they discussed, he would not be here today opposing the request. The other aspect is that their contiguous neighbor, Quality Development, has already been approved for R-1-10.

Brett Burgess with Quality Development, stated they will be ready to develop soon. With 3000 South being a 90 foot right of way, there are ordinances that have intersection spacing. He believes they have the ability to provide for one access until they get to the Seegmiller property down to the south. He believes this project will help increase property values. He stated zoning for neighboring properties are R-1-10 and RE-12.5

Mr. Spilker stated he did speak with Mr. Larsen; however, there was never any discussion regarding re-zoning to R-1-10.

Rod Wetzel, resident of Bridle Gate, stated he moved to that area because he has horses. Horses and automobiles do not mix. He does not care about houses that are different sizes, he is more concerned about the density and the increased traffic. In addition, he believes that if more homes are built, they will not be able to ride their horses. Neighbors that do not have animals will complain about noise, odors and flies. If they are going to build, buffer it out further.

Doug Pierce, resident, stated 3000 East will be a major road and he believes horses should not cross that road; there are other roads that can be used for horses. He does not agree that it is an issue to have agriculture and residential mix.

Rebecca Busk, would like to see a buffer. Being a mom, she is concerned with the smaller lots because of the big trucks that go down that road. In addition, she feels this will affect her property value.

Mr. Wetzel stated they built bridle path to ride in that direction. They cannot ride where they want, as was suggested, they have to follow the bridle path.

Mr. Blackmore stated he wanted to clarify that the only difference between the zoning is the use of one large animal. With regard to the buffer, Bridle Gate is RE-12.5, they were grouped and clustered to the south. They have a buffer of over 1000 feet. There are no homes fronting the equestrian trail. It is buffered by the road, a canal and storm drain. There will not be any cars driving across the trail. With regard to the issue of density, the only difference is the RE-12.5 is 20' wider and the roads do not line up. They are not small lots, rather, they are nice homes and will be comparable with Bridle Gates. He feels they will increase the other's home values. They will not be touching anything green. With regard to safety, they will be straightening the road and connecting it to master planned roads which will help with visibility. He asked the Councilmembers to realize that they are not trying to hurt Bridle Gate. He believes they provide the buffer. They are trying to make a better community connected to the south.

Mayor McArthur closed public hearing.

Councilmember Almquist inquired how many home would be facing Seegmiller in each zone.

Mr. Blackmore stated there will be approximately a difference of two homes. With either zone, they will have to face Seegmiller Drive since the original design shows that.

Councilmember Hughes advised there have been issues in this area since development began. He has been pushing for bigger lots and does not think anyone will put a horse on a RE-12.5 lots. The buffer zone will not get rid of a majority of the complaints. He feels there will be future developments that may cause more problems. Although he would like to see some of that area remain agriculture, he would rather see another geographical feature other than a large power line. He believes there is a good place to cut it off.

Mr. Spilker commented the other developments were done with master plans.

Councilmember Bunker stated that while on the Planning Commission and City Council, she has seen a few of these situations. It is a hard thing to do because you cannot please everyone, you have to look at the whole area to determine what is best. The buffer zone plus the 18' of elevations makes a difference. She cannot see how an R-1-10 can make inferior homes. She does not feel the property values will decrease.

Councilmember Almquist stated Bridle Gate did not have an easy time working on the zoning. If this is to remain RE-12.5, the homeowner could have one large animal. In the R-1-10 zone, they can build a home within 20' of their back lot line, would not have a buffer between them. The Burgess property could be R-1-10 and right over the fence there could be a horse without any buffer.

Councilmember Hughes stated that he is passionate about this; this request makes sense to him. He is not trying to say everything should be 10,000', he would like all lots to be half acre lots.

MOTION: A motion was made by Councilmember Pike to approve the zone change from RE-12.5 on 10.6 acres and from A-1 on 11.9 acres to R-1-10 located southeast of the intersection of Seegmiller Drive and 3000 East and south of Bridle Gate Estates as explained with those conditions.

SECOND: The motion was seconded by Councilmember Bunker.
VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ZONE CHANGE/ORDINANCE:

Public hearing to consider approval of a zone change from RE-12.5 to R-1-10 on 5.01 acres located on the east side of 2160 East Street and north of 2450 South.

Councilmember Hughes excused himself for this item.

Craig Harvey stated the request is to re-zone 5.01 acres from RE-12.5 to R-1-10 located on the east side of 2169 East Street and north of 2450 South Street, the proposed density is 3.19 dwelling units per acre on the zone change portion, which is one more lot than it is now. He presented zoning maps which show the area. The property to the north and east are R-1-10. The proposal is within the limits of the current General Plan for this area. Planning Commission recommended denial because they felt the buffer of 12,500 would be better with the uses established in this area.

Mayor McArthur stated there is a lot of history with this parcel.

Councilmember Almquist inquired if there was any opposition from neighbors to east.

Mr. Harvey stated the neighbors were concerned the lots would be narrow, but they will remain the same.

Mayor McArthur opened public hearing.

Milton Larsen, resident, stated everyone to the east is either A-1 or 37.5 He is all for Mr. Hughes developing and feels, money wise, things should have the same turnout. He can use the bigger lots to compensate for not getting the additional lot. The neighbors want it developed because they are tired of looking at it. The zone does not need to change to develop the parcel.

Jody Curtis who lives in the neighborhood, stated she speaks for about four neighbors. They would like the lots to match up to be the same size. She does not see anyone having animals on these lots.

Gavin Heaton, lives in the Jedora subdivision. He thinks an animal should not be on 12.5 lots, he believes it is inhumane. He wanted to know if horses have been on the lots previously in that area. He does not feel animals should be brought into the discussion.

Ben Sorenson, neighbor, stated he is in favor of the zone change. He was raised with animals. There is more at stake than just the size of the lots. He does not want to see a good neighbor like Mr. Hughes leave. He is raising his family there and understands there will be increased traffic. There are already stub outs in the area for R-1-10.

Natalie Larsen stated at one time there were 30 hogs on that street. She inquired about the 100 feet buffer in that area. She wondered why is there a 12.5 zone that allows an animal if the City Council does not agree with that.

Jared Parry stated he is in favor of the change. He would like to see the property developed. Would make sense for the lots to match to keep the neighborhood uniform.

Levi Hughes stated he is in favor of the zone change. It has been said that the applicant will not develop the area if not changed to R-1-10.

Mayor McArthur closed the public hearing.

Councilmember Pike inquired how deep the lots are.

Mr. Harvey stated they are 160' deep, the zone change would not change that.

Councilmember Bunker stated the only difference is one more lot and no large animals.

MOTION: A motion was made by Councilmember Almquist to approve the zone change from RE-12.5 to R-1-10 on 5.01 acres located on the east side of 2160 East Street and north of 2450 South.

SECOND: The motion was seconded by Councilmember Pike.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye

The vote was unanimous and the motion carried.

Councilmember Hughes returned.

PUBLIC HEARING/FINAL PLAT AMENDMENT/ORDINANCE:

Public hearing to consider a final plat amendment for Lots 95 & 96 of Sunset Plateau Phase 3 and Lot 29 of Sunset Plateau Phase 1B to adjust the lot lines and vacate the public utilities and drainage easement between said lots. Michael Hyatt, applicant.

Todd Jacobsen presented the final plat amendment for Lot 95 & 96 of Sunset Plateau Phase 3 and Lot 29 of sunset Plateau Phase 1B. The platted lot line goes through a pool that was installed on the property. The applicant is trying to adjust the lot lines between said lots to match existing fences and other structures as they have been built on the ground. Additionally, the public utilities and drainage easement located between lot 29 & 95 and also Lot 95 & 96 is vacated.

Mayor McArthur opened the public hearing. There being no public comment, he closed the public hearing.

MOTION: A motion was made by Councilmember Bunker to amend the final plat for Lot 95 & 96 of Sunset Plateau Phase 3 and Lot 29 of Sunset Plateau Phase 1B.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

LICENSING AGREEMENT:

Consider approval of a licensing agreement with FlightView to maintain the Flight Information Display System.

City Manager Gary Esplin advised the existing system has not functioned as planned. Airport staff has done studies, has a one-time setup fee of \$4,815.00 and monthly fee of \$618.00. The monthly amount is less than what is currently in use.

MOTION: A motion was made by Councilmember Bunker to approve the agreement.

SECOND: The motion was seconded by Councilmember Pike

VOTE: Mayor McArthur called for a vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye
Councilmember Nickle - aye

The vote was unanimous and the motion carried.

CLOSED SESSION:

MOTION: A motion was made by Councilmember Pike to adjourn to a closed session to discuss a potential property purchase.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

RECONVENE AND ADJOURN:

MOTION: A motion was made by Councilmember Pike to reconvene and adjourn.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor McArthur called for a roll call vote, as follows:

Councilmember Bunker - aye
Councilmember Almquist - aye
Councilmember Pike - aye
Councilmember Hughes - aye

The vote was unanimous and the motion carried.

Draft

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SATURDAY, FEBRUARY 1, 2014 | DINNER & PROGRAM: 6:30 PM—8:30 PM
FORMAL/SEMI-FORMAL ATTIRE REQUIRED | DESSERT & DANCING TO FOLLOW
CITY OF ST. GEORGE AIRPORT HANGAR LOCATED AT THE RIDGE TOP COMPLEX

This Year's Recipients Are:

Executive of the Year

Tracey Welsh
Red Mountain Resort & Spa

Entrepreneur of the Year

Russ Brown
Patriot Home Mortgage

Community Business Partnership

Dixie Power

Community Service Volunteer

Louise Zeenati
The Village Bank

Startup Business of the Year

Todd & Nicole Tanner
Swig

Lifetime Achievement Award

Sidney Atkin

Business Integrity Award

Ted Spilsbury
Spilsbury Mortuary

Congratulations to our winners!

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